

The over-arching goal of the
NORTH PRECINCT

is to create an economically-feasible, mixed-use and mixed-density master-planned community, located adjacent to existing and planned infrastructure, urban services, transportation corridors and major employment centers.

This vision will be implemented through the smart & orderly development of distinct pedestrian-friendly & transit-oriented neighborhoods that are tightly-woven together through a diverse fabric of residential areas, employment & shopping centers, schools, parks & recreation areas and a vast system of trail & open space.

NORTH PRECINCT PLAN AREA

Planning Entitlement Application Addendum:

Listing of Requested Planning Entitlements

Project Description / Environmental Setting

Neighborhood Outreach Plan

LU-119 and LU-120 Analysis

November 12, 2015

TABLE OF CONTENTS

SECTION A: Executive Summary

page 2

- A.1. Project Background
- A.2. Current Entitlement Application
- A.3. Listing of Requested Planning Entitlements
- A.4. Application Process Outline

SECTION B: Project Description and Environmental Setting

page 7

- B.1. Introduction
- B.2. Project Proponents
- B.3. Environmental and Land Use Setting
- B.4. Sacramento International Airport
- B.5. Adjacent Growth Areas
- B.6. Project Objectives
- B.7. Urban Services Boundary and Urban Policy Area Amendments
- B.8. General Plan and Zoning Amendments
 - B.8.a. General Plan Amendment
 - B.8.b. Zoning Amendment and SPA Designation
- B.9. Master Plan/SPA
 - B.9.a. Participating and Non-Participating Properties
 - B.9.b. Master Plan/SPA Land Use/Zoning Designations
 - B.9.c. Residential Land Use
 - B.9.d. Commercial Land Use
 - B.9.e. Parks and Open Space Land Uses
 - B.9.f. Circulation Plan
 - B.9.g. Public Services, Facilities, and Utilities

SECTION C: Neighborhood Outreach Plan

page 33

SECTION D: LU-119 & LU-120 Consistency Analysis

page 34

SECTION A: Executive Summary

A.1. Project Background

Efforts began on the Natomas Joint Vision plan (also known as the Northwest Special Planning Area Master Plan) in the 1990's with an urban services boundary special study that ultimately resulted in the 2002 Memorandum of Understanding (MOU) between the City of Sacramento and the County. This resulted in collaborative work on an open space strategy, a Broad Visioning process, and technical studies to assist in preparing a conservation strategy. On January 13, 2010, the Board of Supervisors initiated proceedings for a Special Planning Area (SPA). On February 7, 2012 the Board of Supervisors initiated a Master Plan process that includes moving the Urban Services Boundary (USB) and Urban Policy Area (UPA), and associated General Plan Amendments, Rezones, and an SPA.

The Natomas Joint Vision Plan Area includes numerous important assets and unique opportunities to the County and the Region. The area contains the intersection of two major north/south and east/west interstates; will be served by the future Downtown/Natomas/Airport Light Rail line; is within four to seven miles of downtown Sacramento; and is identified as a future growth area in the regional "Blueprint" Plan. The Sacramento International Airport represents a significant investment of both public and private funds and is a major regional economic asset. Immediately to the east of the airport is the Metro Airpark business park that in the future will be available for construction of major employment and business activity. In addition, major investments of local, state and federal funds are underway to complete massive levee improvements in order to protect existing homes and residents, the airport, the interstate freeways and other significant investments within the larger Natomas Basin. Finally, solutions to addressing the preservation of habitats and species, notably the Swainson's Hawk and Giant Garter Snake, are being studied and will be an important component of the planning process.

Pre-Application Studies

Recent activities with the Natomas Landowner's group (consisting of Brookfield Natomas, LLC, Ose Properties, Inc., and Demeter Development, LP), will help to define the environmental issues and possible solutions related to the project:

- The Landowners' Group has been actively engaged in developing a conservation strategy given the existence of biological species in the area (Swainson's Hawk and Giant Garter Snake). This will lead to either a new or amended Habitat Conservation Plan (HCP).
- The Landowners' Group has begun work on the Board of Supervisors-initiated SPA study to facilitate the vision anticipated in the 2002 MOU recognizing the value of the permanent preservation of open space for habitat, agriculture or other purposes, and protecting existing and future airport operations.

Northwest Special Planning Area Master Plan - Board Initiation.

On February 7, 2012, the Board of Supervisors initiated a Master Plan process, including the initiation of an amendment to the General Plan to move the Urban Services Boundary (USB) and Urban Policy Area (UPA) within the Natomas Joint Vision Area with the boundary locations to be determined through the Master Plan process. The initiation process simply allows the planning and environmental processes to begin. Full analyses, including public input opportunities, will follow.

Special Planning Area Proceedings Initiation

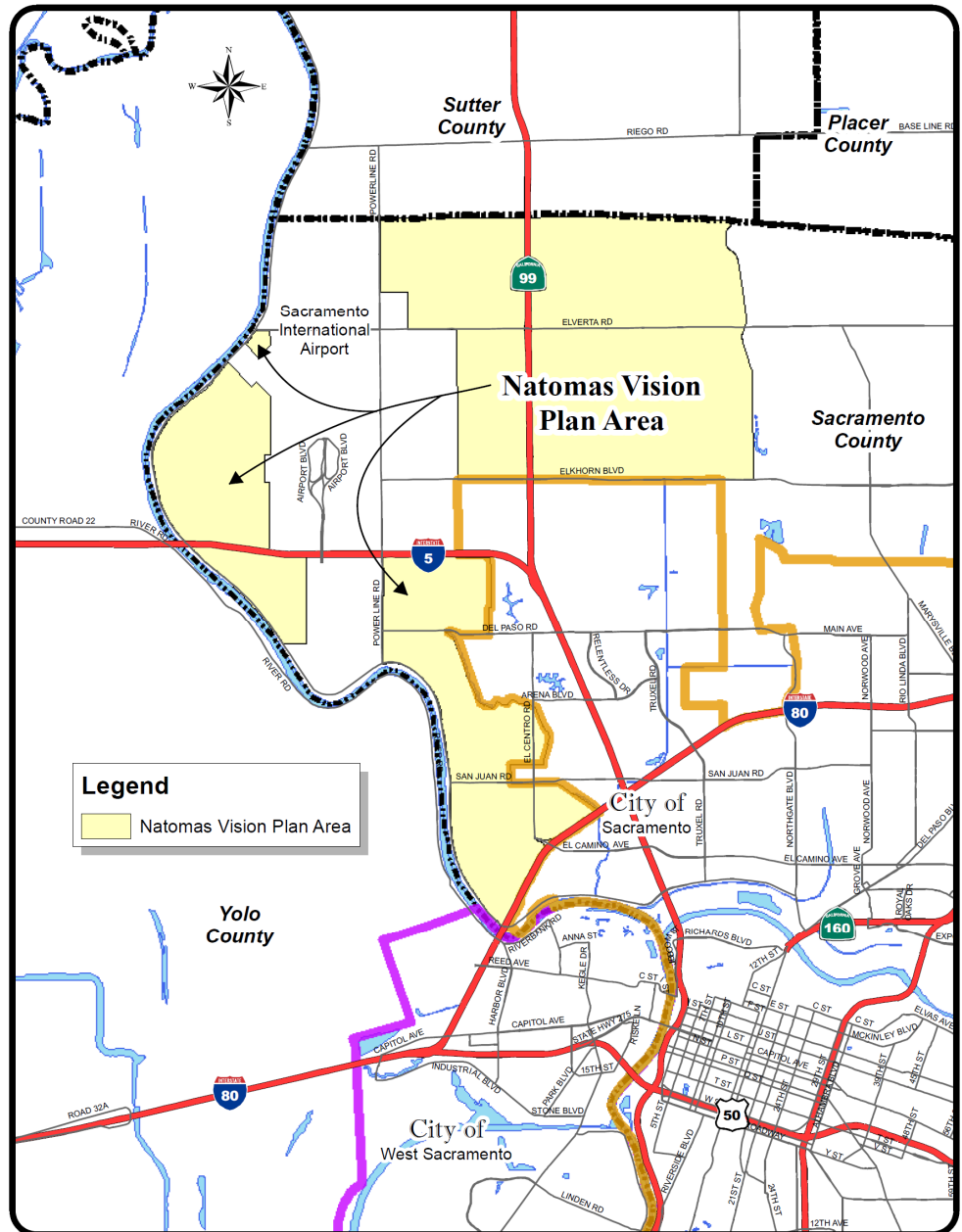
On January 13, 2010 the Board of Supervisors initiated proceedings for a Special Planning Area zone (SPA). This Board action allowed the County to enter into a contract with the Natomas Landowners groups to pay for staff time in developing the Special Planning Area.

Related Amendment to the Sacramento County General Plan

In November 2011, the Board of Supervisors approved the 2030 General Plan which included an overlay for the Natomas Joint Vision (Northwest Master Plan) plan area. The overlay reads as follows:

"Natomas Joint Vision Area. On December 10, 2002, the Sacramento City Council and Board adopted a Memorandum of Understanding (MOU) outlining principles of land use and revenue sharing between the City and County of Sacramento for the Natomas area, setting the stage for what has come to be known as the "Natomas Joint Vision." The "Natomas Joint Vision Study Area" overlay on the Land Use Diagram indicates the area addressed by this MOU. The cooperative effort addresses land use, economic development, and environmental opportunities and challenges in Natomas. The result will be quality development balanced with permanent open space preservation systems. Additionally, SACOG's Blueprint shows significant development in the Natomas Joint Vision Area. Because of the MOU, the Blueprint and the importance of the Natomas Joint Vision Area to the region, the County anticipates development in portions of the Natomas Basin within the timeframe of the General Plan. Subject to the preparation and certification of the appropriate environmental documentation, this development shall be accomplished either by an expansion of the USB, the City's Sphere of Influence, or both. See related policy LU-114 and Implementation Measure C in the "Regional and Local Agency Coordination" section of this Element."

Exhibit 1- Natomas Vision Plan Area



Entitlement Application

Submittal – NATOMAS VISION PLAN AREA

On September 2, 2014 the entitlement application for the Natomas Vision Plan Area was submitted to the County of Sacramento. This Application included a wide expansion of the Urban Services Boundary (USB) area to include multiple areas that may be suitable for future urban development and an expansion of the Urban Policy Area (UPA) to include only the North Precinct area as this area was the only area organized and ready to pursue further land use entitlements at this time. The Natomas Vision Plan Area application included the land areas as shown on **Exhibit 1 – Natomas Vision Plan Area**.

A.2. Current Entitlement Application – NORTH PRECINCT

In November of 2015, the Natomas Vision Plan Area application was simplified with the project area reduced to include an expansion of both the USB and UPA areas to include only the lands primarily controlled by the project applicants: the North Precinct of the Natomas Joint Vision Plan Area, a project referred to and referenced in this document as the **“NORTH PRECINCT”**. The subject of this document is the proposed entitlement application for the North Precinct Plan Area as shown in **Exhibit 2-North Precinct Plan Area**.

Exhibit 2- North Precinct Plan Area

A.3. Listing of Requested Planning Entitlements

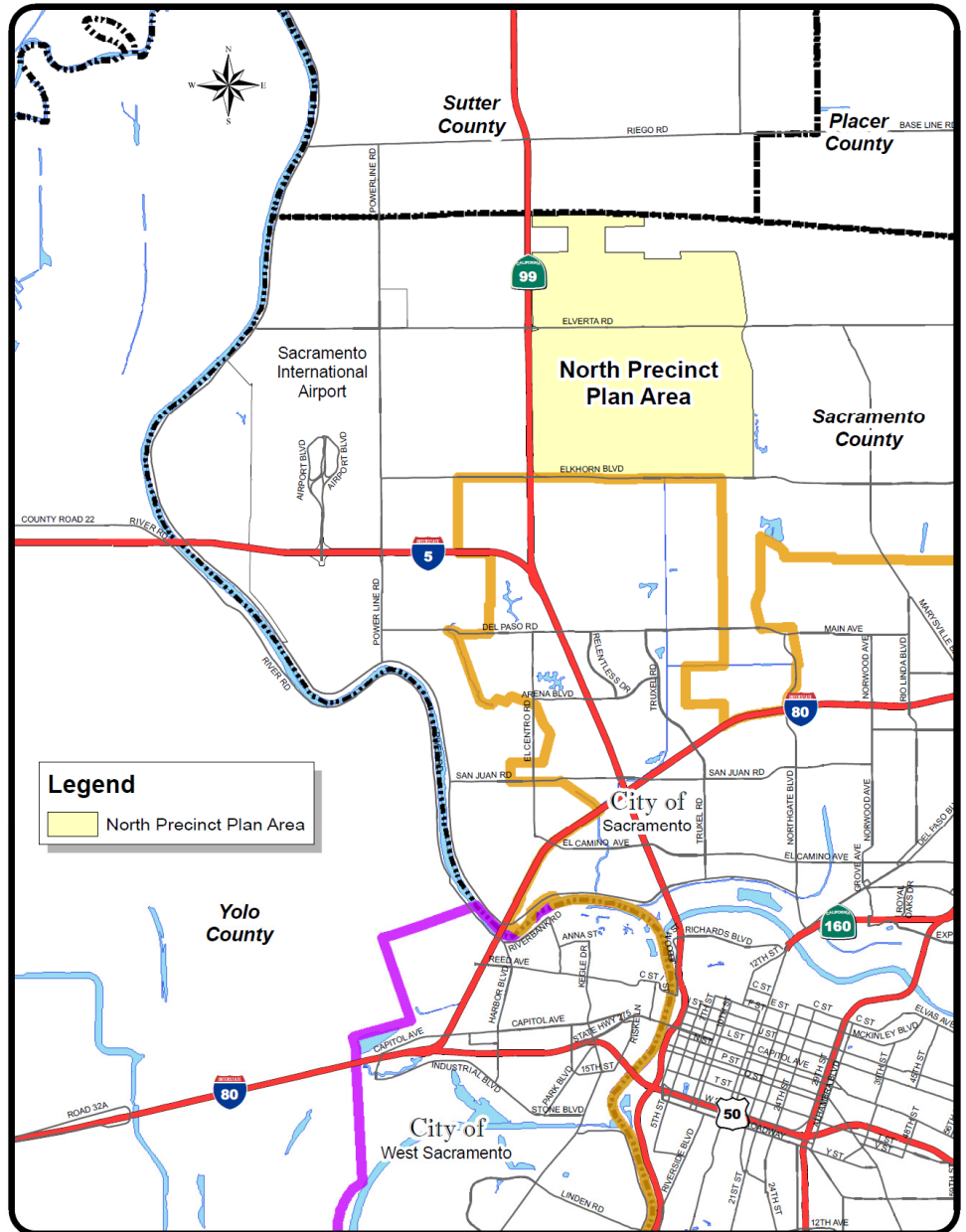
The North Precinct entitlement application proposes a number of amendments to the Sacramento County General Plan, as well as a number of other land use entitlements that will facilitate the development of the northernmost land use Precinct of the Natomas Joint Vision Plan Area.

This Application proposes to amend the Urban Services Boundary and the Urban Policy Area Boundary to include the North Precinct plan area, as shown on **Exhibit 7- Urban Services Boundary Amendment** and **Exhibit 8- Urban Policy Area Amendment**.

This Application proposes to amend the General Plan land use designations as shown on **Exhibit 9- General Plan Amendment** and **Exhibit 10-General Plan Designations**.

This Application proposes to amend the Zoning designations as shown on **Exhibit 11- Zoning Designations**. The North Precinct will be the subject of a Master Plan/Special Planning Area (SPA) and as such the Plan Area will be re-zoned from the existing zoning to Special Planning Area (SPA). The non-participating properties within the North Precinct will also be zoned “SPA” but in addition will retain their existing underlying zone designations as well (including Flood Combining Designations, as applicable).

Additionally, the North Precinct will establish a special set of land use/zoning designations and regulations, specific to the Plan Area, which will further define the intended land uses for North Precinct, as shown on **Exhibit 13- Conceptual Land Use Plan**.



The Planning Entitlements sought with this application include:

1. **Amend the Urban Services Boundary (USB)** to include North Precinct ($\pm 5,699.3$ acres).
2. **Amend the Urban Policy Area (UPA) Boundary** to include North Precinct ($\pm 5,699.3$ acres).
3. **Amend the General Plan Land Use Element and Land Use Diagram to change the land use designations** within North Precinct from Agricultural Cropland ($\pm 5,699.3$ acres) to Low Density Residential ($\pm 2,560.6$ acres), Medium Density Residential (± 265.7 acres), Commercial & Office (± 703.3 acres), Public/Quasi-Public (± 241.9 acres), and Recreation ($\pm 1,927.9$ acres).
4. **Amend the General Plan Transportation Plan Diagram** to include North Precinct ($\pm 5,699.3$ ac).
5. **Amend the General Plan Bicycle Master Plan Diagram** to include the North Precinct ($\pm 5,699.3$ ac).
6. **Amend the Zoning Diagram to change the Zoning Designations** in the North Precinct Plan area ($\pm 5,699.3$ acres) to Special Planning Area (SPA) ($\pm 5,699.3$ acres). (Note: non-participating properties will also retain their existing zoning designation, including any Flood Combining (F) designation, as underlying zoning in addition to the SPA designation.)
7. **Adopt the North Precinct Master Plan/SPA** ($\pm 5,699.3$ acres) (including land use plan, design guidelines and development standards) to establish land use/zoning designations including Very Low Density Residential (± 192.3 acres), Low Density Residential ($\pm 1,559.3$ acres), Medium Density Residential (± 808.9 acres), High Density Residential (± 265.7 acres), Regional Commercial (± 197.7 acres), Regional Mixed-Use/Entertainment (± 108.3 acres), General Commercial (± 108.0 acres), Commerce District (± 156.5 acres), Commercial/Mixed-Use (± 50.0 acres), Neighborhood Commercial (± 82.9 acres), Public/Quasi-Public (± 241.9 acres), Parks and Recreation (± 203.9 acres), and Open Space/Drainage ($\pm 1,724.0$ acres).
8. **Adopt a Water Supply Master Plan** for the North Precinct ($\pm 5,699.3$ ac). Requires Sacramento County Water Agency Board of Directors approval.
9. **Adopt a Public Facilities Financing Plan** for the North Precinct ($\pm 5,699.3$ ac).
10. **Adopt a Development Agreement(s)** for the North Precinct ($\pm 5,699.3$ ac).
11. **Approve a Water Supply Assessment** for the North Precinct ($\pm 5,699.3$ ac). Required by the California Water Code to link land use and water supply planning activities. Requires Sacramento County Water Agency Board of Directors approval.

In addition to the above entitlements, separate Service District Annexation requests for the North Precinct Plan Area are proposed to include:

- **Annexation to County Service Area (CSA) 10 and/or creation of a new CSA.** Note: a separate subsequent action may be required by the Sacramento County Board of Supervisors to establish a Benefit Zone, to implement funding and service provision.
- **Annexation to Sacramento Regional County Sanitation District (SRCSD).**
- **Annexation to Sacramento Area Sewer District (SASD).**

A.4. Application Process Outline

The general application process described below was developed in collaboration with the County and the project applicants; It is intended to help guide the cooperative processing of the various entitlement requests being sought for the **NORTH PRECINCT** and may be modified as the project needs are refined.

1. General Plan

1. USB Amendment
2. UPA Amendment
3. GP Amendment - Land Use Designations
4. GP Amendment – Transportation Plan Diagram
5. GP Amendment – Bicycle Master Plan Diagram

2. Zoning

1. Zoning Amendment –Rezone to “Special Planning Area” “SPA”
(Non-participating properties will retain their existing zoning designations in addition to “SPA”)

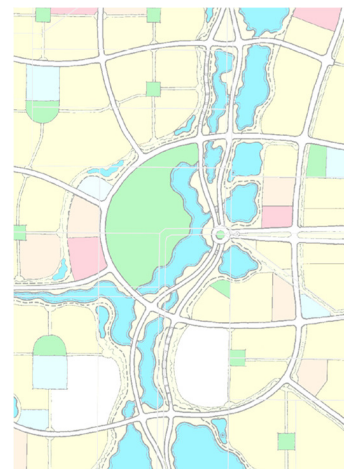
3. Master Plan/SPA

1. Master Plan/SPA or Specific Plan Document *
 - i. Executive Summary
 - ii. Introduction
 - iii. Existing Conditions and Site Analysis
 - iv. Development Plan & Project Concept
 - v. Public Facilities and Services
 - vi. Design Guidelines & Dev. Standards
 - vii. Implementation & Administration
2. Development Agreement(s)
3. Service District Annexations
 - i. Annexation to County Service Area (CSA) 10 and/or creation of a new CSA
 - ii. Annexation to Sacramento Regional County Sanitation District (SRCSD)
 - iii. Annexation to Sacramento Area Sewer District (SASD)
4. Master Plan/SPA Amendment Process

4. Future Entitlements

1. Master Tentative Subdivision Maps
2. Tentative Subdivision Maps
3. Tentative Parcel Maps
4. General Plan Amendments/Rezoning
5. Development Agreement(s)/Amendment(s)
6. Design Review/Other

*NOTE: Throughout this document, the North Precinct is referred to as a “Master Plan/SPA”; however during the project processing it may be determined that a Specific Plan process is more appropriate to meet project goals & objectives and implement the development vision of the project. If that is the case, “Master Plan/SPA” may be changed to “Specific Plan” and will remain consistent with this Application Addendum.



SECTION B: Project Description and Environmental Setting

B.1. Introduction

The **NORTH PRECINCT** is a $\pm 5,699.3$ acre mixed-use project located in the Natomas community of unincorporated northwestern Sacramento County, surrounding Sacramento International Airport, and north and west of the City of Sacramento, as shown in **Exhibit 3- Regional Context Map**.

B.2. Project Proponents

The following land owners are the proponents/ applicants with regard to establishing the North Precinct Plan Area.

- Brookfield Natomas, LLC.
- Ose Properties, Inc.
- Demeter Development, LP

This Application includes the submittal of the County-required 500' Radius Map, List and Labels for the $\pm 5,699.3$ -acre Plan Area as well as a listing of the numerous properties included in the Application requests. Please refer to that listing for further information in this regard.

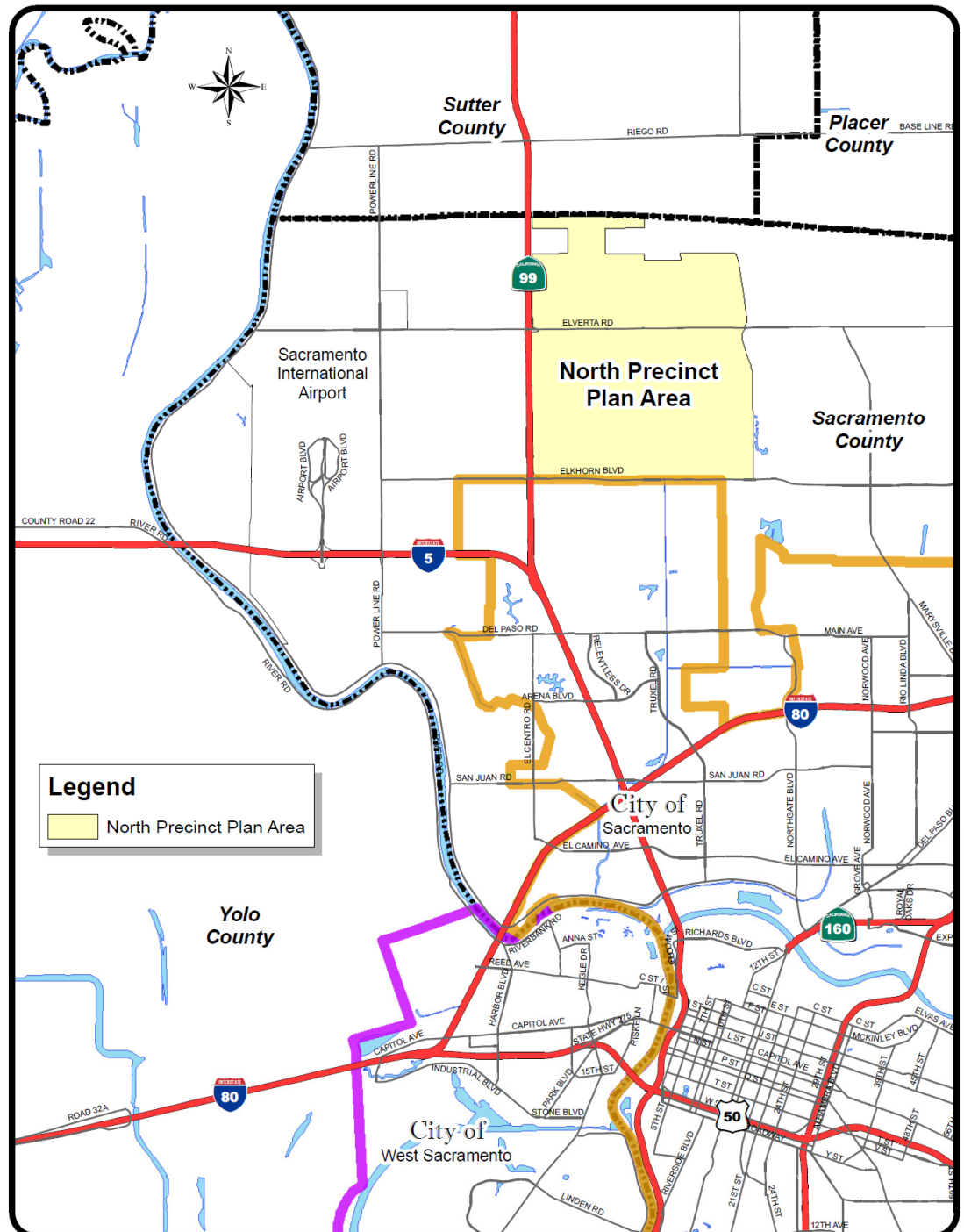


Exhibit 3- Regional Context Map

The **NORTH PRECINCT** Plan Area is outside the existing Sacramento County Urban Services Boundary (USB) and Urban Policy Area (UPA), as shown on **Exhibit 4- Existing Urban Services Boundary and Urban Policy Area**.

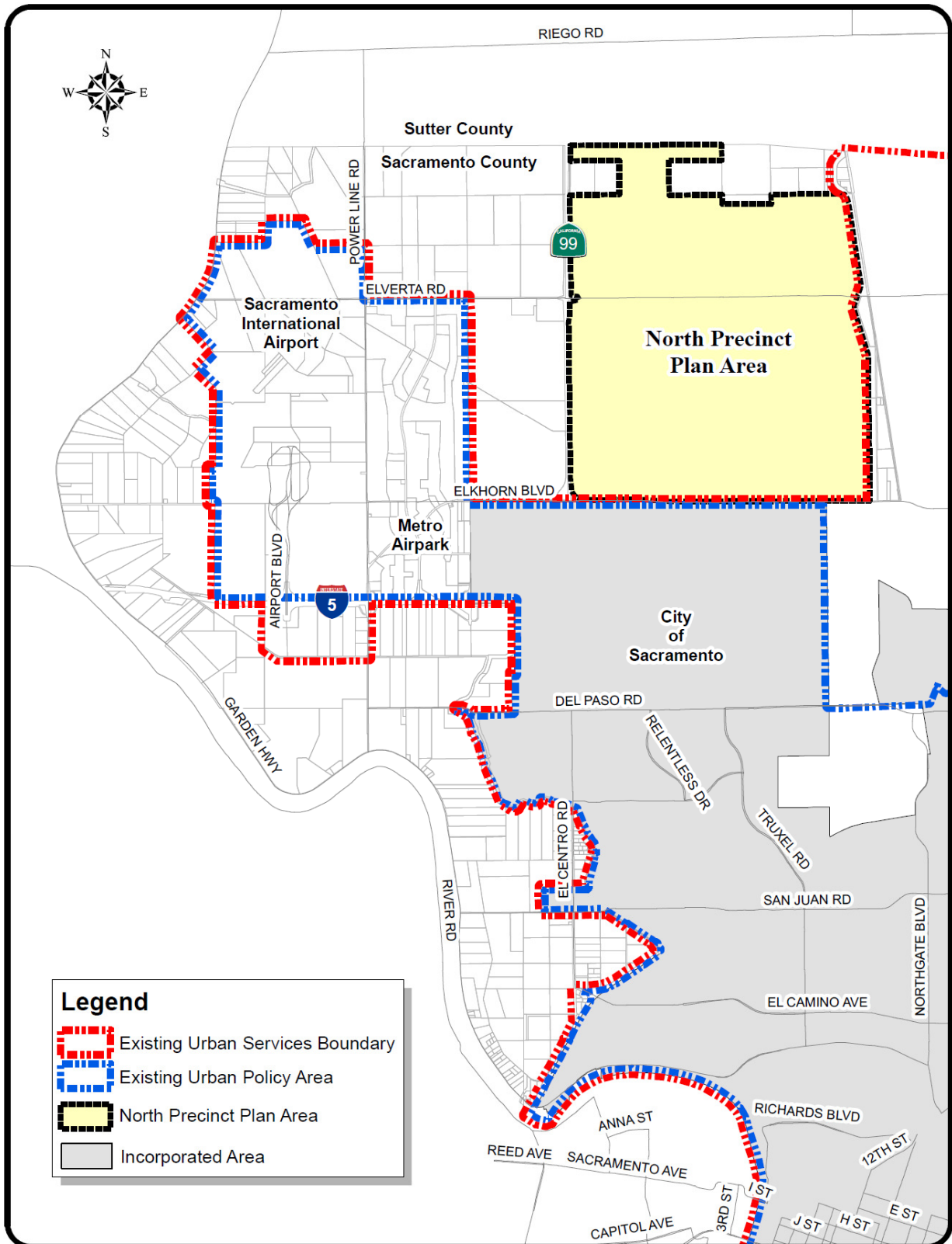


Exhibit 4- Existing Urban Services Boundary and Urban Policy Area

B.3. Environmental and Land Use Setting

The majority of the **NORTH PRECINCT** is currently irrigated agriculture or fallow farm lands. The Plan Area was previously included in possible mitigation areas identified in the Natomas Basin Habitat Conservation Plan (NBHCP) and the Metro Air Park Habitat Conservation Plan (MAPHCP). The NBHCP and MAPHCP are supporting documents for federal Endangered Species Act Section 10(a)(1)(B) and State Fish & Game Code Section 2081 permits. The Habitat Conservation Plans limit urban development in their Permit Areas to a combined total of 17,500 acres, (the City of Sacramento (8,050 acres), Sutter County (7,467 acres) and Metro Air Park in Sacramento County (1,983 acres)).

B.4. Sacramento International Airport

The Sacramento International Airport, with its existing airport operational / security and buffer areas, is located outside the Plan Area, as shown on **Exhibit 5- Airport Operations, Management and Expansion Areas**. In addition, the airport has designated ± 754 acres of lands for "airport expansion" which are owned by private parties also not included in the Plan Area.

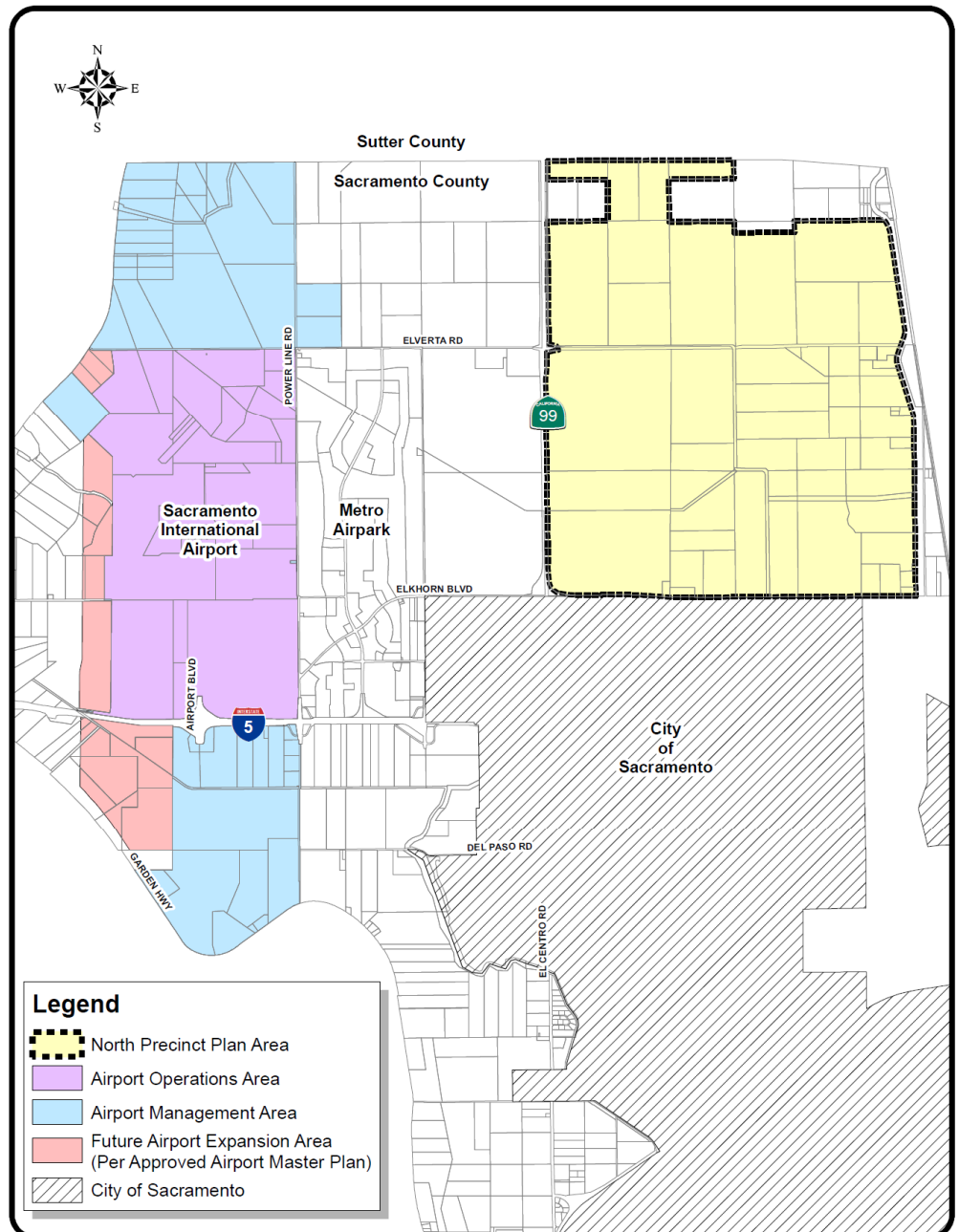


Exhibit 5- Airport Operations, Management and Expansion Areas

B.5. Adjacent Growth Areas

The **NORTH PRECINCT** is surrounded by a number of growth areas. Immediately to the south in the City of Sacramento is the North Natomas Community Plan Area. To the north in Sutter County is Sutter Pointe Specific Plan. Immediately east of the airport is the approved Metro Air Park, industrial and airport-support use master plan.

Easterly, across the Natomas East Main Drainage Canal (NEMDC or Steelhead Creek) lie the unincorporated communities of Rio Linda and Elverta. Included within these two communities is the approved Elverta Specific Plan (ESP) area that is just now beginning to develop.

Each of these approved growth areas, and several other adjacent growth areas in the vicinity of the Plan Area, are shown on **Exhibit 6- Adjacent Growth Areas**.

The approved land uses in these growth areas are shown on **Table 1- Adjacent Growth Areas**.

Exhibit 6- Adjacent Growth Areas

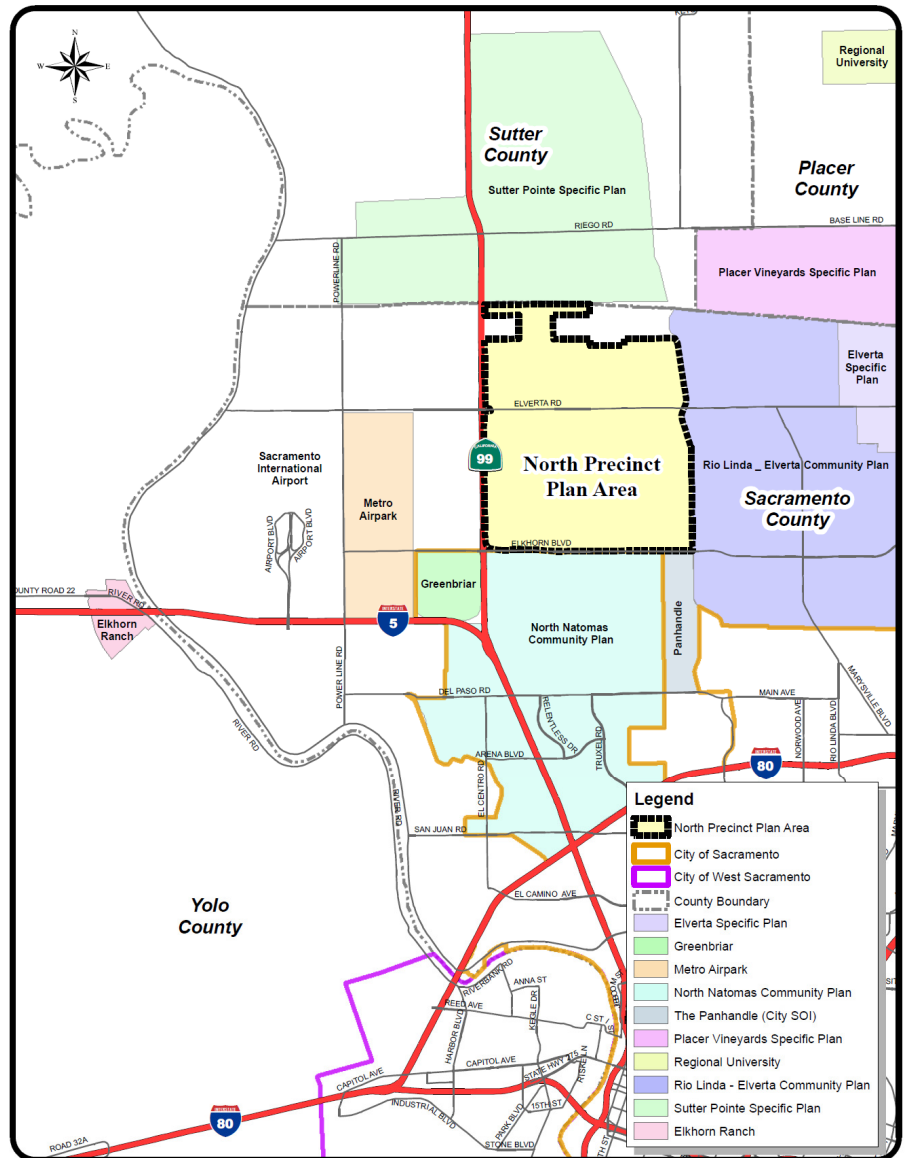


Table 1 - Adjacent Growth Areas

Project	Acreage	Residential (DU)	Commercial (AC)	Office (AC)
Elverta Specific Plan	1,745±	4,950±	15±	4±
Greenbriar	577±	3,473±	32±	0
Metro Air Park	1,900±	0	1,900±	0
North Natomas Community Plan	9,038±	30,182±	273±	1,228±
The Panhandle (City SOI)	595±	3,075±	23±	
Placer Vineyards Specific Plan	5,230±	14,132±	127±	182±
Regional University	1,158±	4,387±	22±	0
Sutter Pointe Specific Plan	7,528±	17,500±	342±	2,163±
Elkhorn Ranch (Yolo County)	365±	0	365±	0
TOTAL	28,136±	77,699±	3,099±	3,577±

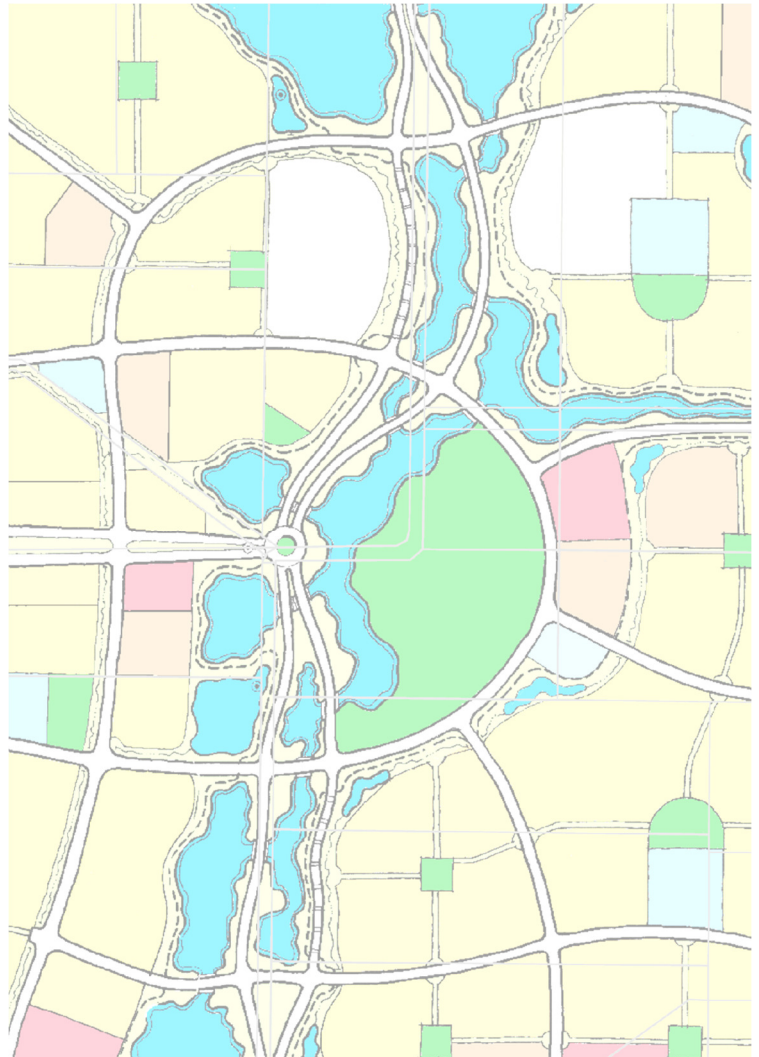
B.6. Project Objectives

The **NORTH PRECINCT** Plan Area will establish a development framework for land use, circulation, utilities and services, resource protection and implementation. The intent is to promote the systematic and orderly development of the project area, consistent with the overarching vision for the Plan Area.

All subsequent development projects and related activities are required to be consistent with the vision, spirit and intent of the projects' primary objectives.

The primary objectives for the **NORTH PRECINCT** are summarized as follows:

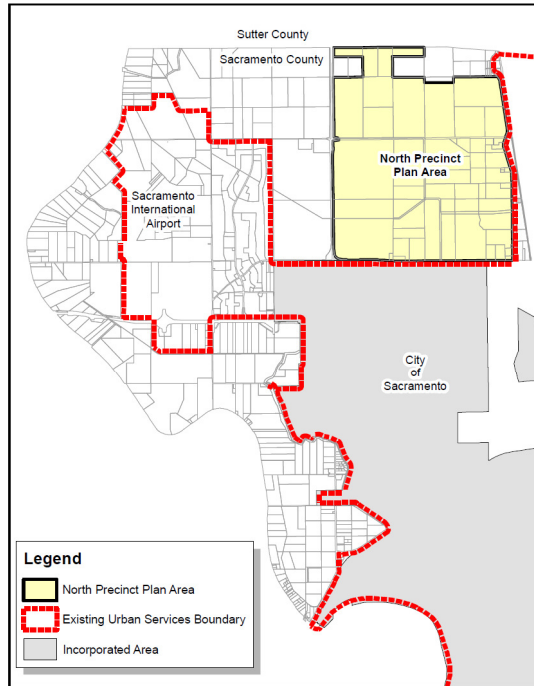
1. Develop a **large-scale mixed-use and mixed-density community** in northwestern Sacramento County with employment-generating land uses and a variety of residential housing types.
2. Develop an **economically feasible master-planned community** that can be reasonably served by existing and proposed public infrastructure in a manner that would foster orderly urban development, discourage leapfrog or piecemeal development and urban sprawl, and preserve the agricultural character of the lands surrounding the Sacramento International Airport and along the Sacramento River.
3. Develop several **distinct neighborhoods** within the project site, **connected by substantial open space** areas and recreational trail networks.
4. Provide **neighborhood- and regional-serving retail and commercial areas** within the project site, and **residential housing in close proximity to existing and proposed regional job centers**.
5. Accommodate projected regional growth in a location **adjacent to existing and planned infrastructure, urban services, transportation corridors, and major employment centers**.
6. Create a **pedestrian-friendly, transit-orientated development**.
7. Develop a community that **can maintain flexibility to adapt and adjust to changing economic and market conditions**.
8. Create a development that has a **positive overall economic impact** on the County and achieves a neutral-to-positive fiscal impact on the County's finances.



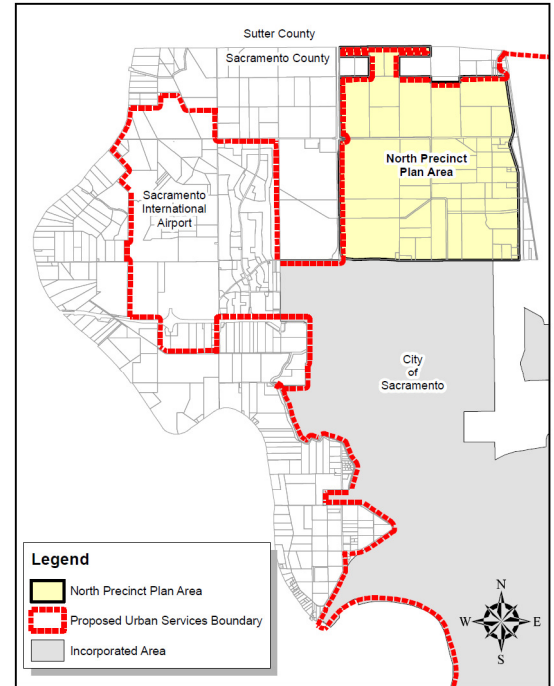
B.7. Urban Services Boundary Amendment and Urban Policy Area Amendment

The **NORTH PRECINCT** is currently located outside the existing County of Sacramento Urban Services Boundary (USB) and Urban Policy Area (UPA), as shown in **Exhibit 4- Existing Urban Services Boundary and Urban Policy Area**. This application proposes to amend the Urban Services Boundary (USB) And Urban Policy Area Boundary (UPA) to include all of the Plan Area ($\pm 5,699.3$ acres), as shown on **Exhibit 7- Urban Services Boundary Amendment** and **Exhibit 8- Urban Policy Area Boundary Amendment**.

Exhibit 7- Urban Services Boundary Amendment

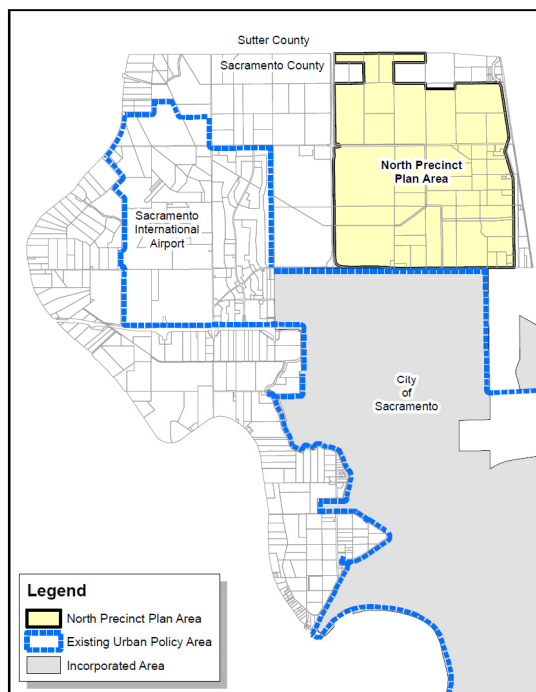


**North Precinct Plan Area
Existing Urban Services Boundary**

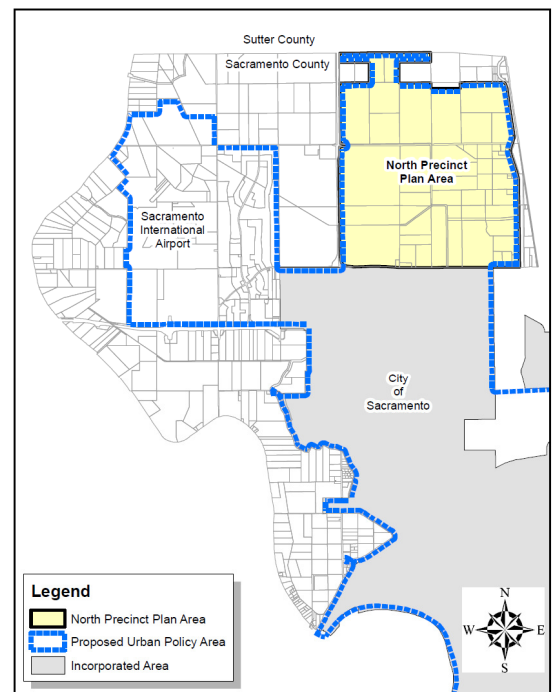


**North Precinct Plan Area
Proposed Urban Services Boundary**

Exhibit 8- Urban Policy Area Amendment



**North Precinct Plan Area
Existing Urban Policy Area**



**North Precinct Plan Area
Proposed Urban Policy Area**

B.8. General Plan and Zoning Amendments

General Plan Amendments and Zoning Amendments are proposed for the **NORTH PRECINCT**. The Plan Area will be designated as a Master Plan/Special Planning Area (SPA) and will have specific zoning and development regulations as a part of the Master Plan process. Non-participating properties within the Plan Area will retain their existing underlying zone designation (including any Flood Combining zone, as applicable) in addition to the SPA zoning designation. At time of future planning entitlements, a Zoning Ordinance Amendment will be required of the non-participating properties to remove their existing underlying zone and replace with simply "SPA" consistent with the rest of the Plan Area.

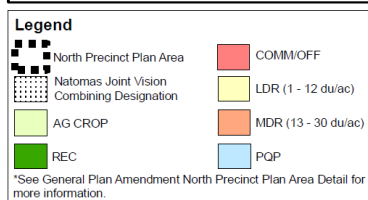
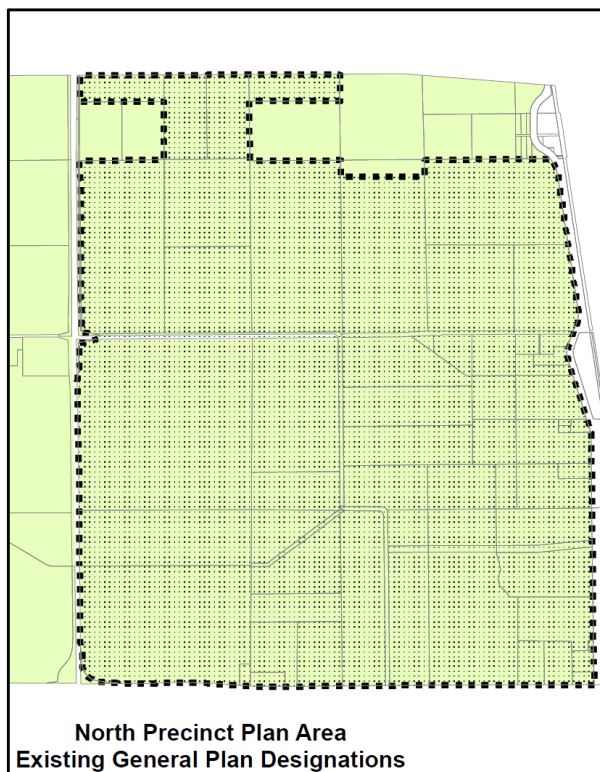
B.8.a General Plan Amendment

As previously identified, this application proposes to amend the General Plan Land Use Diagram to change the land use designations within the Plan Area ($\pm 5,699.3$ acres) to the land use designations as shown in **Table-2 General Plan Amendment Land Use Summary**. The proposed General Plan Amendment is shown on **Exhibit 9- General Plan Amendment** and **Exhibit 10-General Plan Designations**.

PROPOSED General Plan Designations		Acres
LDR	Low Density Residential (1-12 du/ac)	2,560.6
MDR	Medium Density Residential (13-30 du/ac)	265.7
C/O	Commercial and Office	703.3
P/QP	Public/Quasi-Public	241.9
R	Recreation	1,927.9
TOTAL		5,699.3

Table 2- General Plan Amendment Land Use Summary

Exhibit 9-
General
Plan
Amendment





North Precinct Plan Area
General Plan Designations

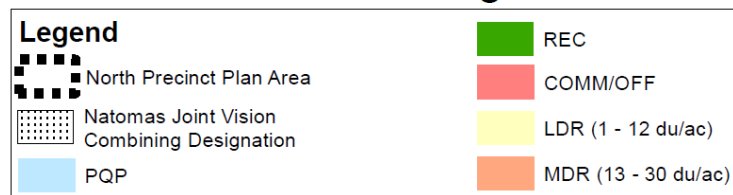


Exhibit 10- General Plan Designations

B.8.b. Zoning Amendment and SPA Designation

The **NORTH PRECINCT** application proposes to amend the current Zoning within the Plan Area (±5,699.3 acres) to Special Planning Area (SPA). Non-participating properties will retain their existing zoning designation (as underlying zoning) in addition to the SPA designation, whereas properties that are active participants in this Master Plan/SPA application will have their existing zoning replaced with SPA only. Non-participating properties within the Plan Area that are currently also zoned "Flood Combining Designation" (F) will retain that designation as well.

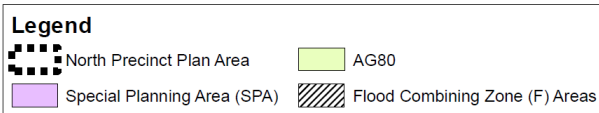
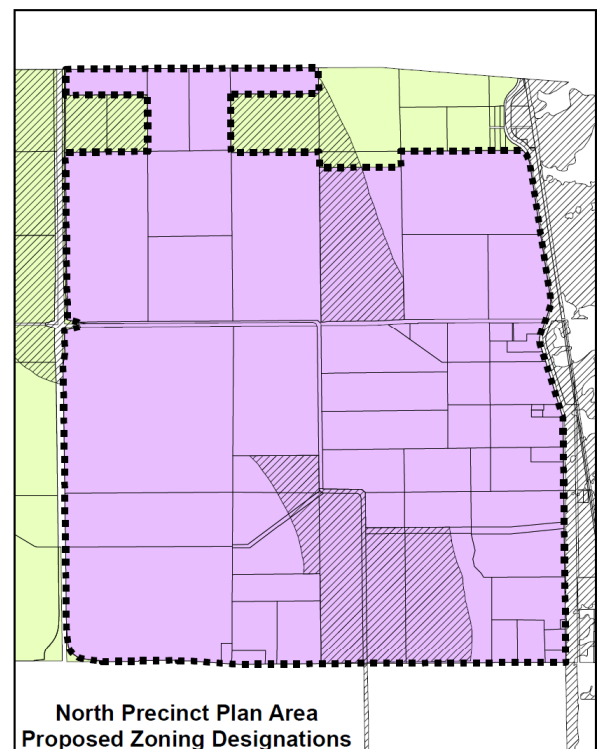
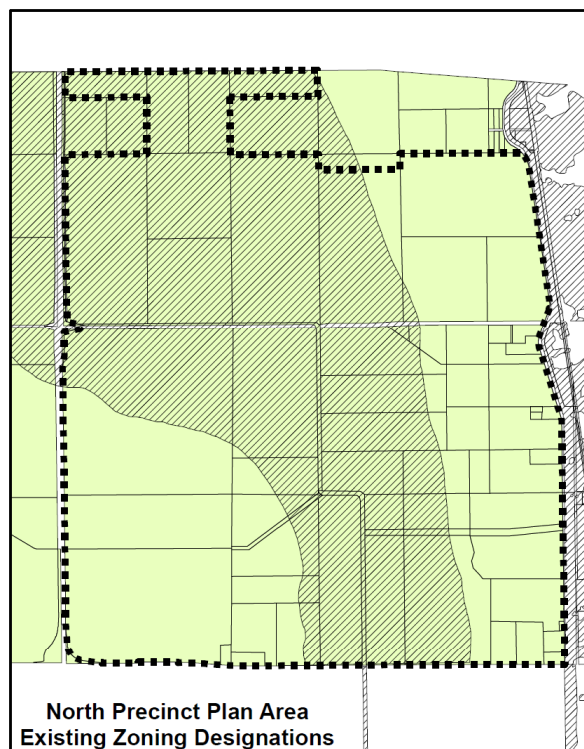
The proposed Zoning Amendment is shown on **Table 3 – Zoning Amendment Summary, Exhibit 11- Zoning Amendment** and **Exhibit 12-Zoning Designations**.

At time of future entitlements for the non-participating properties, a Zoning Ordinance Amendment will be required (among other entitlements) to change the zoning designation from SPA with the existing underlying zone to simply "SPA", consistent with the other properties in the Master Plan/SPA. This process will establish the actively-participating properties as a "Priority Development Area" over the non-participating properties of the Plan. All properties in the Master Plan/SPA will be included in the Master Plan/SPA (discussed in detail in sub-section B.9 of this document) and have specific established Master Plan/SPA land use/zoning designations and regulations; however only the active-participating properties will have their specific land use/zoning designations approved with this entitlement application.

PROPOSED Zoning	
	Acres
SPA Special Planning Area	5,699.3
TOTAL	5,699.3

Table 3- Zoning Amendment Summary

**Exhibit 11-
Zoning
Amendment**



Note: North Precinct Plan Area non-participating properties will retain their existing zoning designations as underlying zoning in addition to the "SPA" Zone.



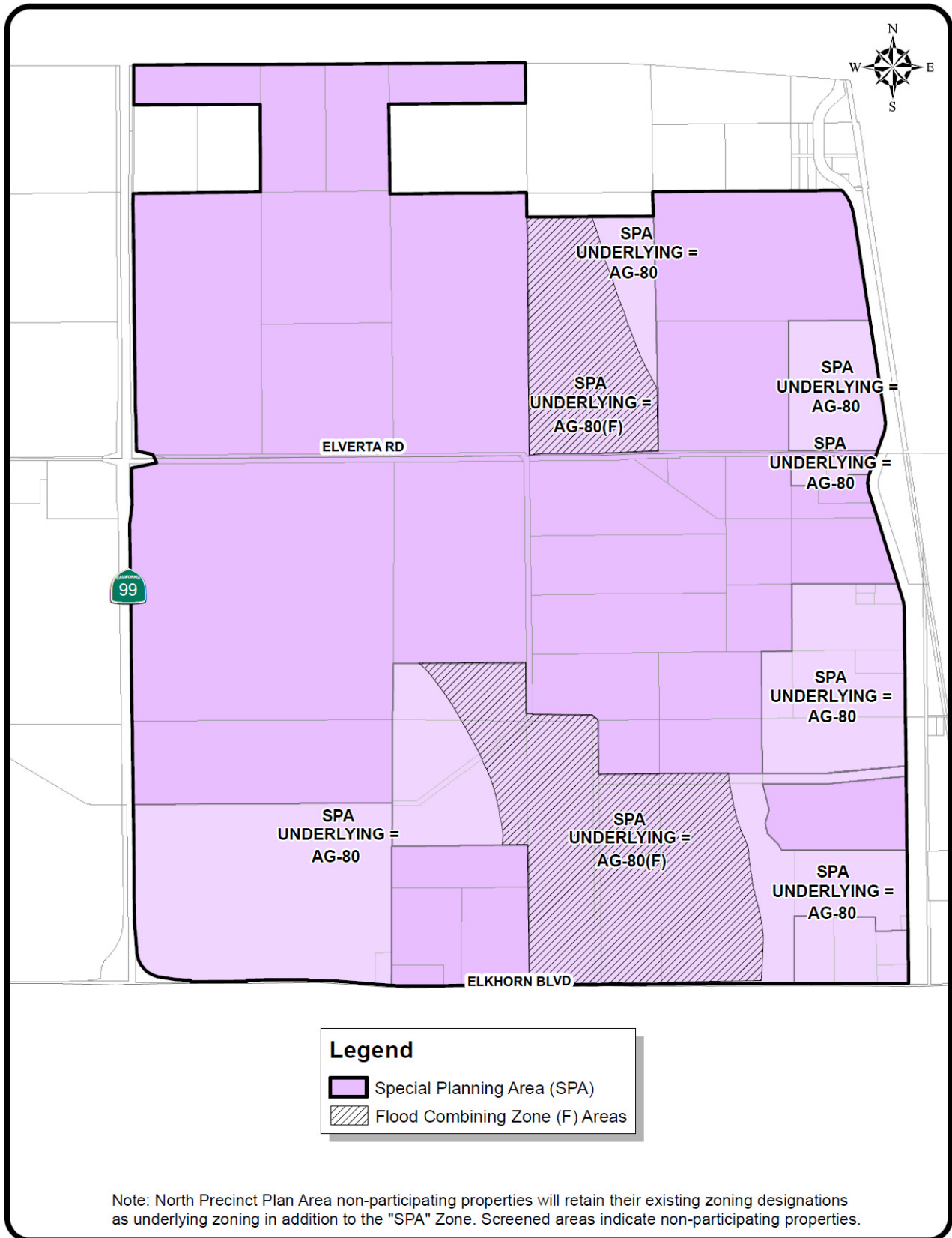


Exhibit 12- Zoning Designations

B.9. Master Plan/SPA

The **NORTH PRECINCT** application includes the proposed adoption of the North Precinct Master Plan/SPA (including a Master Plan Land Use Diagram, Design Guidelines, and Development Standards) to establish detailed land use/zoning designations and guide the development within the Plan Area ($\pm 5,699.3$ ac). The conceptual land use plan is shown on **Exhibit 13- Conceptual Land Use Plan**.

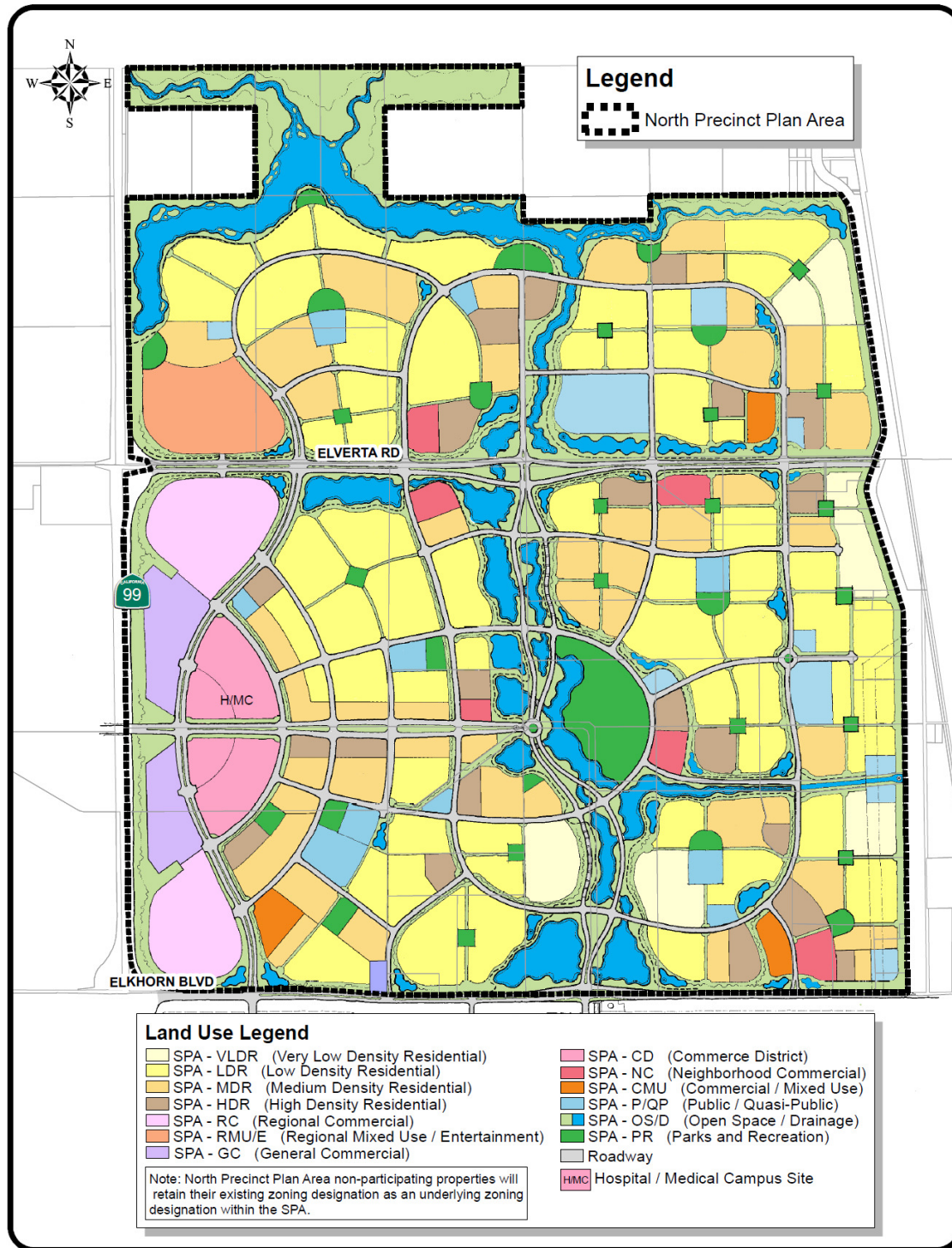


Exhibit 13- Conceptual Land Use Plan

B.9.a Participating and Non-Participating Properties

The **NORTH PRECINCT** includes all properties, active-participating and non-participating, however only the actively-participating properties will also have specific Master Plan/SPA land use/ zoning designations approved with the Master Plan/SPA.

Non-participating properties will retain their existing zoning as underlying zoning to the SPA zoning, and at time of future entitlements these properties will be required to request a Zoning Ordinance Amendment (among other entitlements) to modify their existing designations and replace with simply "SPA".

The Plan Area actively-participating property owners include the lands of Brookfield Natomas, LLC, Ose Properties, Inc., and Demeter Development, LP. As shown on **Exhibit 14- Participating Properties/ Ownership Map**.

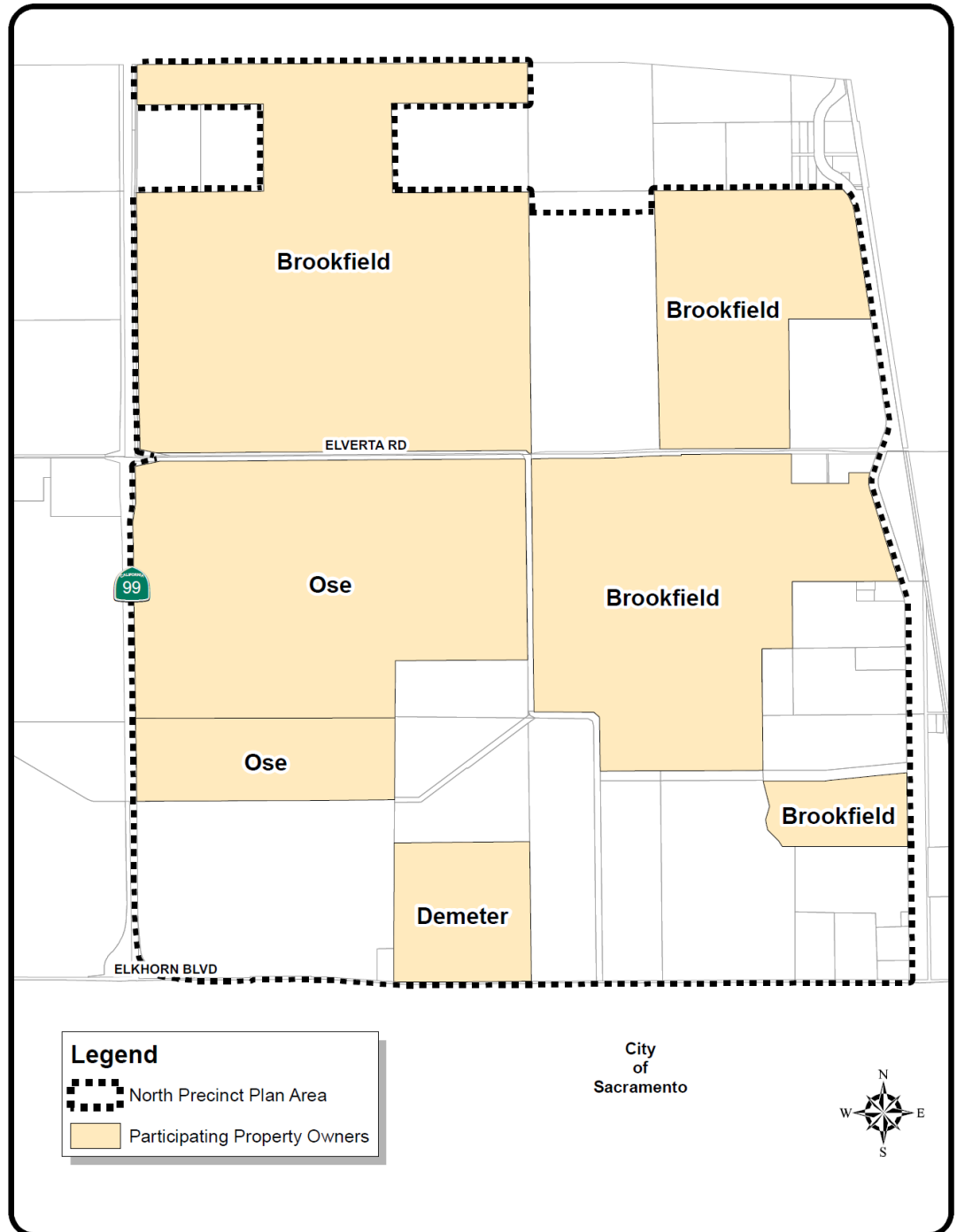


Exhibit 14- Participating Properties/Ownership Map

The **NORTH PRECINCT** participating and non-participating properties are shown on **Exhibit 15- Master Plan/SPA Land Use/Zoning Map - Participating and Non-Participating Properties**. Non-participating properties are shown "screened" with their underlying zoning labeled.

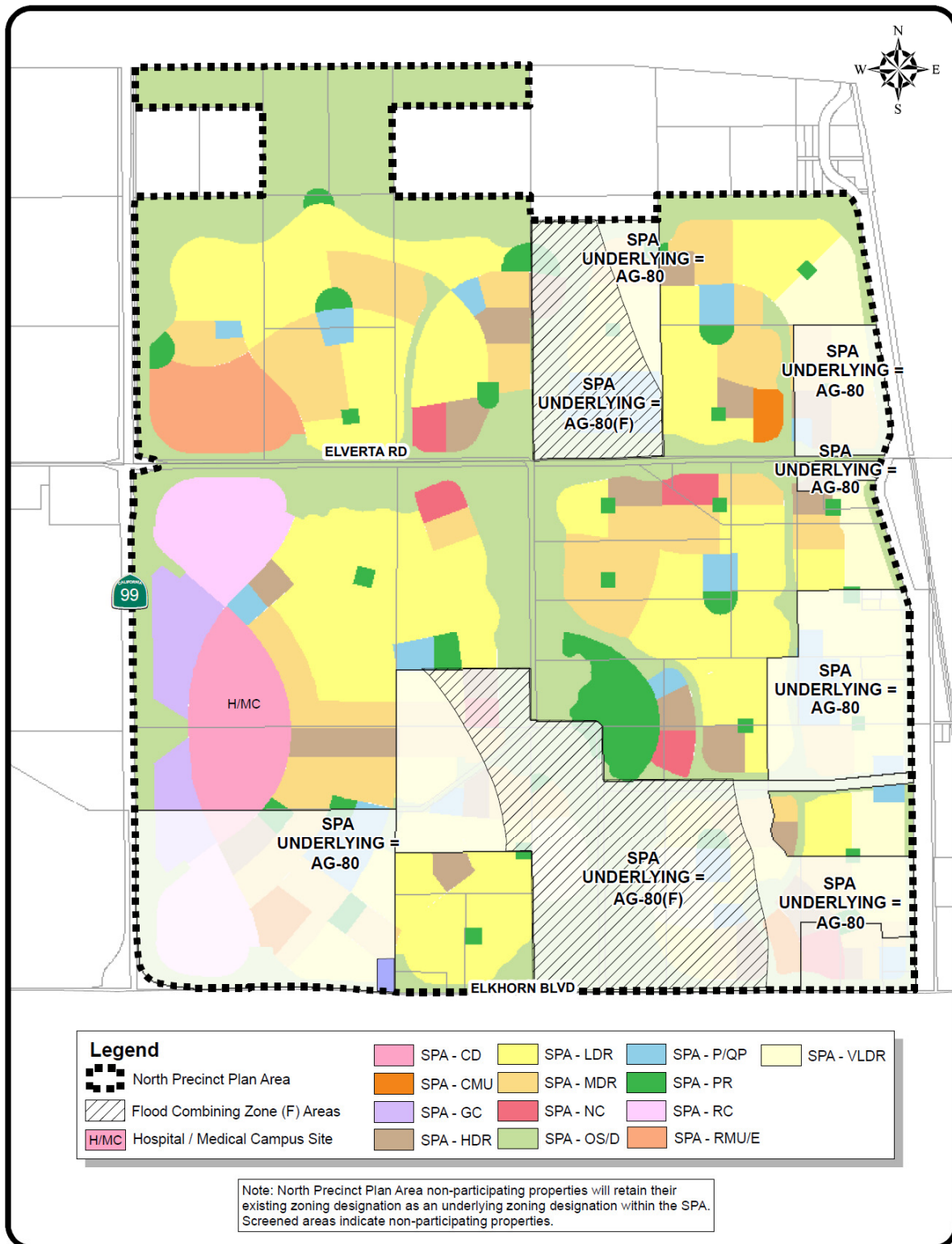


Exhibit 15- Master Plan/SPA Land Use/Zoning Map-Participating and Non-Participating Properties

B.9.b. Master Plan/SPA Land Use/Zoning Designations

With the adoption of the **NORTH PRECINCT MASTER PLAN/SPA**, this Application proposes to further amend the land use/zoning designations within the Plan Area to the very specific land use/zoning designations created for the Master Plan/SPA, as shown on **Table 4- Master Plan/SPA Land Use/Zoning Summary** and **Exhibit 16- Master Plan/SPA Designations**.

The Master Plan/SPA includes a broad range of residential land uses, as well as commercial and employment land uses and schools and parks to support the residential land uses. Medium and high density uses are not clustered in only one area, but organized around transit corridors and community nodes. Commercial land uses of varying sizes and intensities, are located throughout the Plan Area and situated for visible freeway access and at major intersection nodes as appropriate to attract businesses and merchants to the Plan Area. Elementary, middle and high school sites are located in the Plan in conjunction with the needs of the School District and student generation of the Plan. Parks, recreation and open space uses are distributed throughout the Plan and vary in size and intended use appropriate to the neighborhood in which they are situated. Where appropriate, neighborhood parks are located adjacent to local school sites to maximize the joint-use efficiencies of these compatible uses.

The Master Plan/SPA identifies proposed residential acreage and densities for the Plan Area. The Master Plan/SPA identifies four (4) different residential categories including **(SPA-VLDR)** Very Low Density Residential (0-3.9 du/ac), **(SPA-LDR)** Low Density Residential (4.0-7.9 du/ac; 5du/ac average), **(SPA-MDR)** Medium Density Residential (8.0-12.9 du/ac), and **(SPA-HDR)** High Density Residential (13.0-30.0 du/ac). Additionally, the residential component of this project is required to comply with the County's Affordable Housing Ordinance. The Affordable Housing requirement will be addressed in the projects Development Agreement.

Various commercial, office, and mixed-use land designations throughout the Plan Area. Varying commercial use intensities are located where appropriate next to the highways and major thoroughfares and at commercial and neighborhood nodes at key intersections. The Plan offers six (6) distinct and different types of commercial uses including **(SPA-RC)** Regional Commercial, **(SPA-RMU/E)** Regional Mixed-Use/Entertainment, **(SPA-GC)** General Commercial, **(SPA-CD)** Commerce District, **(SPA-CMU)** Commercial/Mixed-Use and **(SPA-NC)** Neighborhood Commercial; the commercial areas will accommodate sub-regional, community and neighborhood-serving uses. One of the CD sites is the target for a Hospital/Medical Campus (shown as "H/MC") and three (3) of the commercial land use types contain mixed-use components on a portion of the acreage and allow High-Density Residential units to be either vertically or horizontally integrated on the mixed-use sites, this includes RMU/E, CD, and CMU designations, and shown on **Table 4- Master Plan/SPA Land Use/Zoning Summary**.

Throughout the Plan Area various **(SPA-P/QP)** Public/Quasi-Public uses such as schools, civic uses, and public utility uses are provided to serve the needs of the residents. Numerous schools, including elementary, middle and a high school, are sited in the Plan area; final locations of which will be determined by the County and the School District.

The Plan provides numerous **(SPA-PR)** Parks and Recreation land uses, as well as **(SPA-OS/D)** Open Space/Drainage land uses which include active parklands of varying sizes and intended use intensities (community parks, neighborhood parks and mini-parks). Open space lands within the Plan Area include natural open space, water quality/detention/conveyance areas, landscape and natural buffers areas, pedestrian paseos and linear open space linkages between land uses, and landscape corridors along major roadway corridors.

Non-participating properties in the Plan Area will retain their existing zoning, including Flood Combining Zoning as applicable, as shown herein. Non-participating properties account for ±1,963.6 acres of the Plan Area.

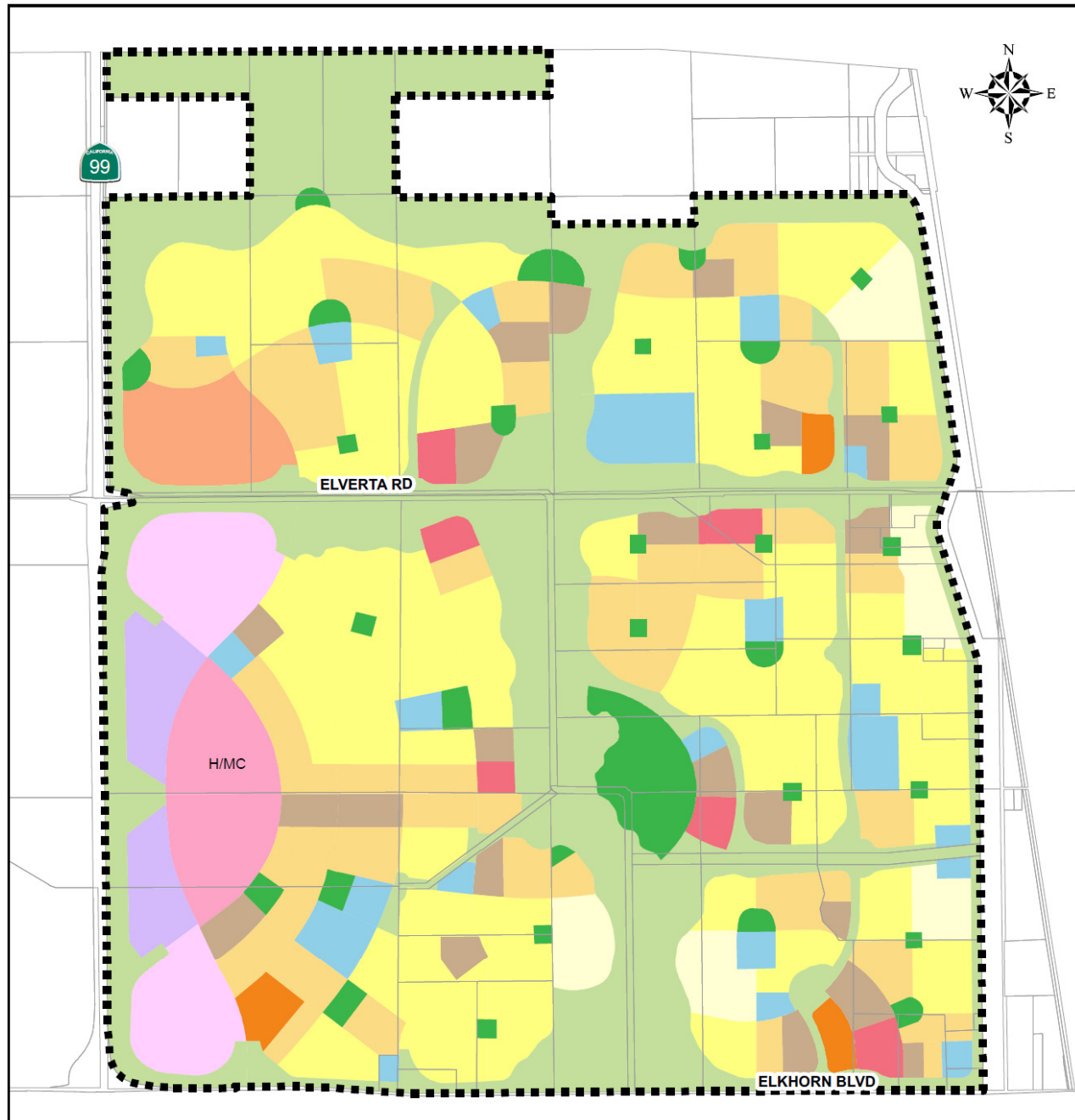
Table 4- Master Plan/SPA Land Use/Zoning Summary

Master Plan/SPA Land Use/Zoning Designation	Gross Acres	Net Acres (1)	Units (1)	Average Density	Population (2)	Park Rqmt. 5ac/1000 (2)	Jobs (1)
SPA-VLDR Very Low Density Residential (0-3.9 DU/AC)	192.3	173.1	519	3.0	1,407	7.6	-
SPA-LDR Low Density Residential (4.0-7.9 DU/AC)	1,559.3	1,403.4	7,017	5.0	19,016	102.4	-
SPA-MDR Medium Density Residential (8.0-12.9 DU/AC)	808.9	728.0	5,824	8.0	15,784	85.0	-
SPA-HDR High Density Residential (13.0-30.0 DU/AC)	265.7	239.1	5,859	24.5	15,877	71.5	-
RESIDENTIAL Subtotal	2,826.3	2,543.6	19,219	-	-	-	-
SPA-RC Regional Commercial	197.7	177.9	-	-	-	-	8,894
SPA-RMU/E Regional Mixed-Use/ Entertainment (assumes up to 25ac HDR)	108.3	97.4	620	24.8	1,680	7.6	4,872
SPA-GC General Commercial	108.0	97.2	-	-	-	-	4,860
SPA-CD Commerce District (assumes up to 5ac HDR & up to 63ac H/MC)	156.5	140.9	150	30.0	407	1.8	7,043
SPA-CMU Commercial/Mixed-Use (assumes up to 19ac HDR)	50.0	45.0	488	25.7	1,323	6.0	2,249
SPA-NC Neighborhood Commercial	82.9	74.6	-	-	-	-	3,731
COMMERCIAL Subtotal	703.3	633.0	1,258	-	-	-	31,649
SPA-P/QP Public/Quasi-Public	241.9	217.7	-	-	-	-	4,354
SPA-PR Park and Recreation (3)	203.9	183.5	-	-	-	-	-
SPA-OS/D Open Space/Drainage	1,724.0	1,551.6	-	-	-	-	-
PARKS AND OPEN SPACE Subtotal	1,927.9	1,735.1	-	-	-	-	-
10% land area for major roadways and landscape corridors	-	569.9	-	-	-	-	-
TOTAL	5,699.3	5,699.3	20,477	-	55,494	281.9	36,003

(1) Net acreage based on total acreage less 10% inefficiency for major roads and landscape corridors. Units and employee totals based on adjusted acres. Jobs generated based on SACOG Blueprint PLACE Type Menu employment generators (50 employees/acres for commercial uses and 20 employees/acre for public/quasi-public uses).

(2) Parkland dedication generation based on Sacramento County Title 22.40: 2.92 persons/household for Single-Family Residential (VLDR, LDR and MDR) and 2.44 persons/household for Multi-Family Residential (HDR, RMU/E, GC and CMU) land uses. Population based on Sac. County Dept. of Finance Table DP-1: 2.71 persons/household (2010).

(3) Park acreage provided includes neighborhood/community parks (± 183.5 ac), paseos (± 76 ac), 10% of the open space (± 155.2 ac). (10% of $\pm 1,551.6$ ac of open space = ± 155.2 ac. of usable park area). Total parkland provided = 414.6ac.



North Precinct Plan Area
Land Use / Zoning Designations

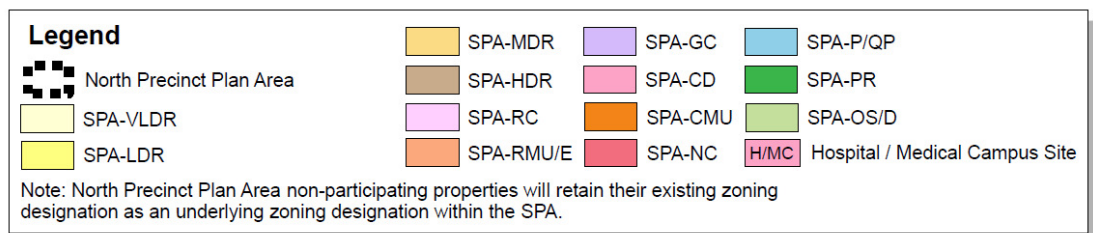


Exhibit 16- Master Plan/SPA Designations

B.9.c. Residential Land Uses

The **NORTH PRECINCT MASTER PLAN/SPA** identifies proposed residential acreage and densities for the Plan Area. The Master Plan/SPA identifies four (4) different residential categories including **(SPA-VLDR)** Very Low Density Residential (0-3.9 du/ac), **(SPA-LDR)** Low Density Residential (4.0-7.9 du/ac), **(SPA-MDR)** Medium Density Residential (8.0-12.9 du/ac), and **(SPA-HDR)** High Density Residential (13.0-30.0 du/ac). The Plan also allocates units in the commercial areas of the Plan that incorporate Mixed-Use, specifically **(SPA-RMU/E)** Regional Mixed-Use/Entertainment, **(SPA-CD)** Commerce District and **(SPA-CMU)** Commercial/Mixed-Use. Additionally, the residential component of this project is required to comply with the County's Affordable Housing Ordinance. The Affordable Housing requirement will be addressed in the projects Development Agreement. Residential and Commercial uses are shown in **Table 5, Master Plan/SPA Residential and Commercial Land Uses**.

Table 5–Master Plan/SPA Residential and Commercial Land Uses

Master Plan/SPA Land Use/Zoning Designation	Gross Acres	Net Acres (1)	Units (1)	Average Density	Population (2)	Park Rqmt. 5ac/1000 (2)	Jobs (1)
SPA-VLDR Very Low Density Residential (0-3.9 DU/AC)	192.3	173.1	519	3.0	1,407	7.6	-
SPA-LDR Low Density Residential (4.0-7.9 DU/AC)	1,559.3	1,403.4	7,017	5.0	19,016	102.4	-
SPA-MDR Medium Density Residential (8.0-12.9 DU/AC)	808.9	728.0	5,824	8.0	15,784	85.0	-
SPA-HDR High Density Residential (13.0-30.0 DU/AC)	265.7	239.1	5,859	24.5	15,877	71.5	-
RESIDENTIAL Subtotal	2,826.3	2,543.6	19,219	-	-	-	-
SPA-RC Regional Commercial	197.7	177.9	-	-	-	-	8,894
SPA-RMU/E Regional Mixed-Use/ Entertainment (assumes up to 25ac HDR)	108.3	97.4	620	24.8	1,680	7.6	4,872
SPA-GC General Commercial	108.0	97.2	-	-	-	-	4,860
SPA-CD Commerce District (assumes up to 5ac HDR & up to 63ac H/MC)	156.5	140.9	150	30.0	407	1.8	7,043
SPA-CMU Commercial/Mixed-Use (assumes up to 19ac HDR)	50.0	45.0	488	25.7	1,323	6.0	2,249
SPA-NC Neighborhood Commercial	82.9	74.6	-	-	-	-	3,731
TOTAL	703.3	633.0	1,258	-	-	-	31,649

- (1) Net acreage based on total acreage less 10% inefficiency for major roads and landscape corridors. Units and employee totals based on adjusted acres. Jobs generated based on SACOG Blueprint PLACE Type Menu employment generators (50 employees/acres for commercial uses and 20 employees/acre for public/quasi-public uses).
- (2) Parkland dedication generation based on Sacramento County Title 22.40: 2.92 persons/household for Single-Family Residential (VLDR, LDR and MDR) and 2.44 persons/household for Multi-Family Residential (HDR, RMU/E, GC and CMU) land uses. Population based on Sac. County Dept. of Finance Table DP-1: 2.71 persons/household (2010).
- (3) Park acreage provided includes neighborhood/community parks (± 183.5 ac), paseos (± 76 ac), 10% of the open space (± 155.2 ac). (10% of $\pm 1,551.6$ ac of open space= ± 155.2 ac. of usable park area). Total parkland provided=414.6ac.

B.9.d. Commercial Land Uses

The **NORTH PRECINCT MASTER PLAN/SPA** identifies commercial land designations throughout the Plan Area. Varying commercial use intensities are located where appropriate next to the highways and major thoroughfares and at commercial and neighborhood nodes at key intersections. The Plan offers six (6) distinct and different types of commercial uses including **(SPA-RC)** Regional Commercial, **(SPA-RMU/E)** Regional Mixed-Use/Entertainment, **(SPA-GC)** General Commercial, **(SPA-CD)** Commerce District, **(SPA-CMU)** Commercial/Mixed-Use and **(SPA-NC)** Neighborhood Commercial; the commercial areas will accommodate sub-regional, community and neighborhood-serving uses as shown in **Table 6- Master Plan/SPA Residential and Commercial Land Uses**. One of the CD sites is the target for a Hospital/Medical Campus (shown as "H/MC") and three (3) of the commercial land use types contain mixed-use components on a portion of the acreage and allow High-Density Residential units to be either vertically or horizontally integrated on the mixed-use sites, this includes RMU/E, CD, and CMU designations.

B.9.e. Parks and Open Space

The **NORTH PRECINCT MASTER PLAN/SPA** provides numerous **(SPA-PR)** Parks and Recreation land uses, as well as **(SPA-OS/D)** Open Space/Drainage land uses which include active parklands of varying sizes and intended use intensities (community parks, neighborhood parks and mini-parks). Open space lands within the Plan Area include natural open space, water quality/detention/conveyance areas, landscape and natural buffers areas, pedestrian paseos and linear open space linkages between land uses, and landscape corridors along major roadway corridors.

Along the major drainage corridor in the center of the Plan Area is a vast open space is organized around the central requirements of the flood control facilities in that area, but with emphasis on creating a user-friendly and attractive environment. The central channel will be surrounded by regional and local flood-control space designed to accommodate visual and pedestrian access in non-flood periods.

A "central parkway" which meanders through the major open space core and a regional park are proposed on adjacent uplands. Pedestrian paseos, parks and detention facilities will also be designed and organized to connect to the major open spaces. Parks and open space associated with the PDP are listed on **Table 6- Master Plan/SPA Parks and Open Space Land Uses**.

Table 6- Master Plan/SPA Parks and Open Space Land Uses

Master Plan/SPA Land Use/Zoning Designation	Gross Acres	Net Acres (1)	Units (1)	Average Density	Population (2)	Park Rqmt. 5ac/1000 (2)	Jobs (1)
SPA-P/QP Public/Quasi-Public	241.9	217.7	-	-	-	-	4,354
SPA-PR Park and Recreation (3)	203.9	183.5	-	-	-	-	-
SPA-OS/D Open Space/Drainage	1,724.0	1,551.6	-	-	-	-	-
PARKS AND OPEN SPACE Subtotal	1,927.9	1,735.1	-	-	55,494	281.9	

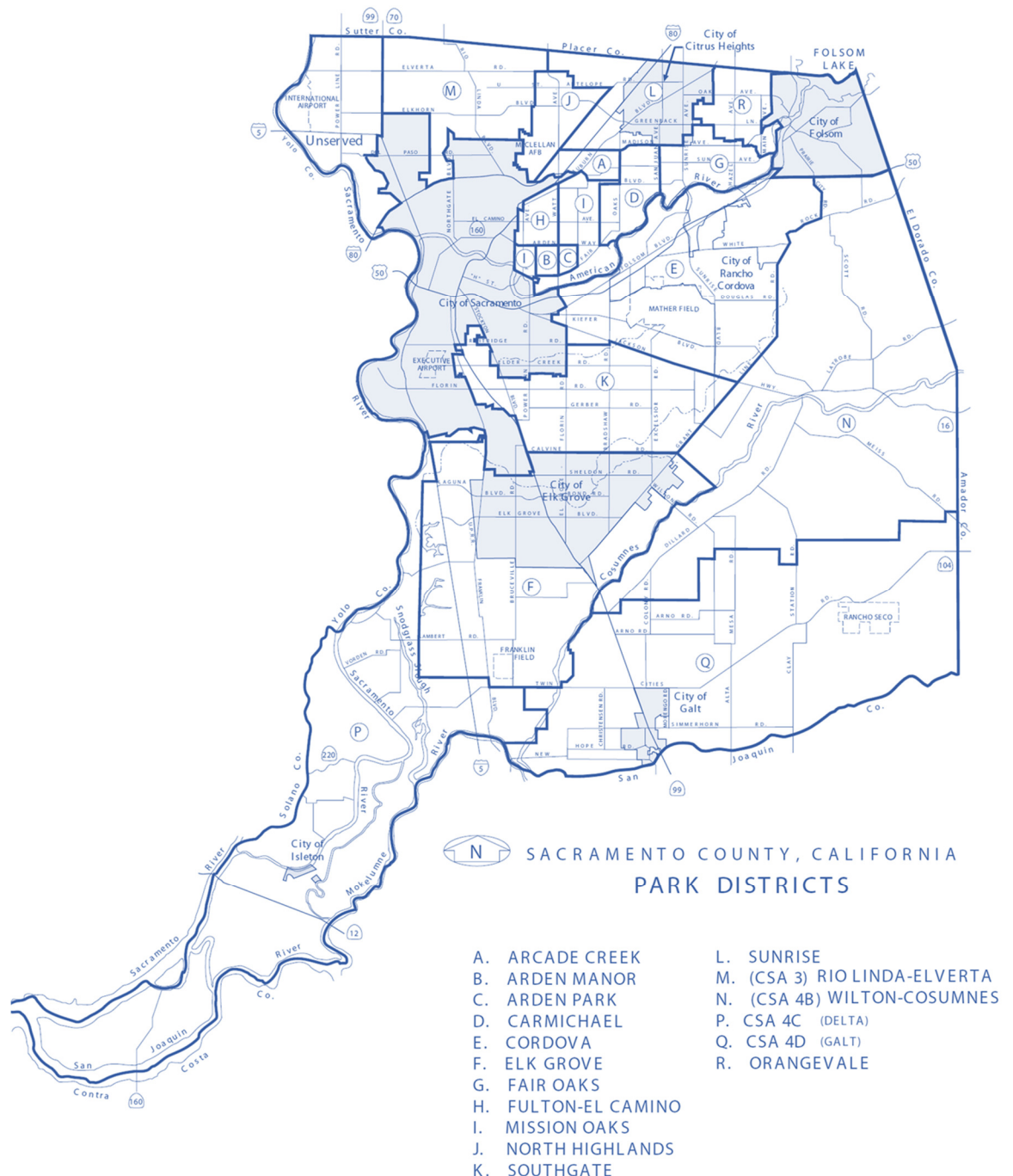
(1) Net acreage based on total acreage less 10% inefficiency for major roads and landscape corridors. Units and employee totals based on adjusted acres. Jobs generated based on SACOG Blueprint PLACE Type Menu employment generators (50 employees/acres for commercial uses and 20 employees/acre for public/quasi-public uses).

(4) Parkland dedication generation based on Sacramento County Title 22.40: 2.92 persons/household for Single-Family Residential (VLDR, LDR and MDR) and 2.44 persons/household for Multi-Family Residential (HDR, RMU/E, GC and CMU) land uses. Population based on Sac. County Dept. of Finance Table DP-1: 2.71 persons/household (2010).

(5) Park acreage provided includes neighborhood/community parks (± 183.5 ac), paseos (± 76 ac), 10% of the open space (± 155.2 ac). (10% of $\pm 1,551.6$ ac of open space = ± 155.2 ac. of usable park area). Total parkland provided = 414.6ac.

The park acreage requirement under the Quimby Act is 5 acres per 1,000 residents. The proposed 20,477 dwelling units within the Plan Area will yield an estimated population of 55,494 people at the general rate of 2.71 persons/household (Sacramento County Dept. of Finance Table DP-1: 2.71 persons/household (2010)). Parkland dedication generation is based on Sacramento County Title 22.40: 2.92 persons/household for Single-Family Residential (VLDR, LDR and MDR) and 2.44 persons/household for Multi-Family Residential (HDR, RMU/E, GC and CMU) land uses. Based on this estimate, ±281.9 acres of neighborhood and community parks are required within the Plan Area. This requirement is met and exceeded by the active and passive parklands, linear paseos, lake features and open space that are provided in the Plan Area, as shown on **Exhibit 13- Conceptual Land Use Plan**. Total park acreage in the Plan Area is approximately 414.6 acres and includes neighborhood/community parks (±183.5 ac), paseos (±76 ac), 10% of the open space (±155.2 ac). (10% of ±1,551.6 ac of open space = ±155.2ac. of usable park area).

The Plan Area is within the boundary of the Rio Linda Recreation and Park District, as shown on **Exhibit 17- Sacramento County Park Districts**. The parks shown in the Plan Area will be reviewed and coordinated with the Park District as a part of the entitlement review process.



B.9.f. Circulation Plan

As noted in the Requested Planning Entitlements sub-section of this document, this Application requests a General Plan Amendment to the Transportation Plan Diagram. As shown on **Exhibit 18- Transportation Plan**, the design for primary roads in the Plan Area utilizes a circulation pattern that creates an emphasis on access to the regional-serving commercial uses along Highway 99 and the central parkway. The major roadways within the Plan Area total approximately 569.9-acres± (including the associated landscape corridors).

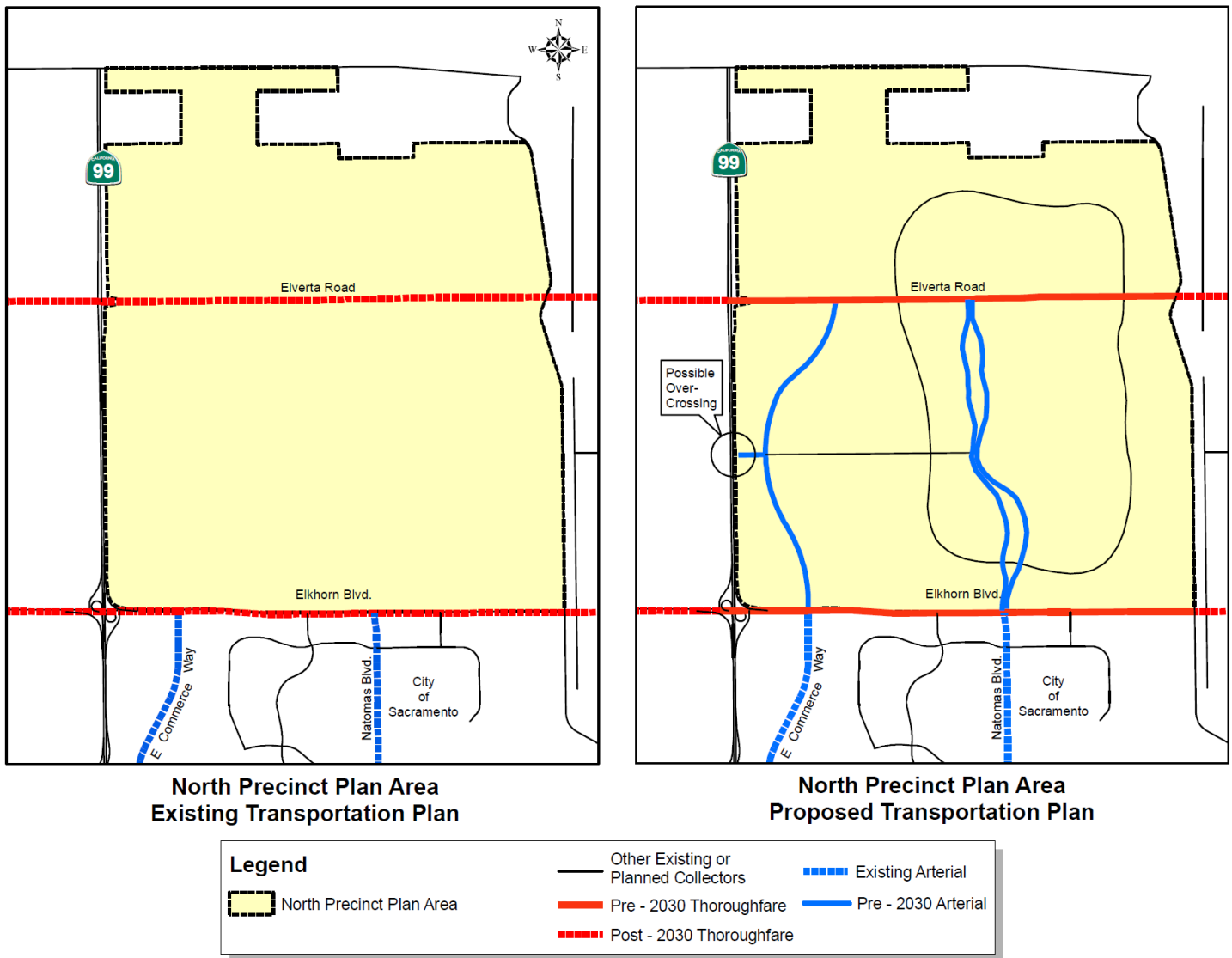
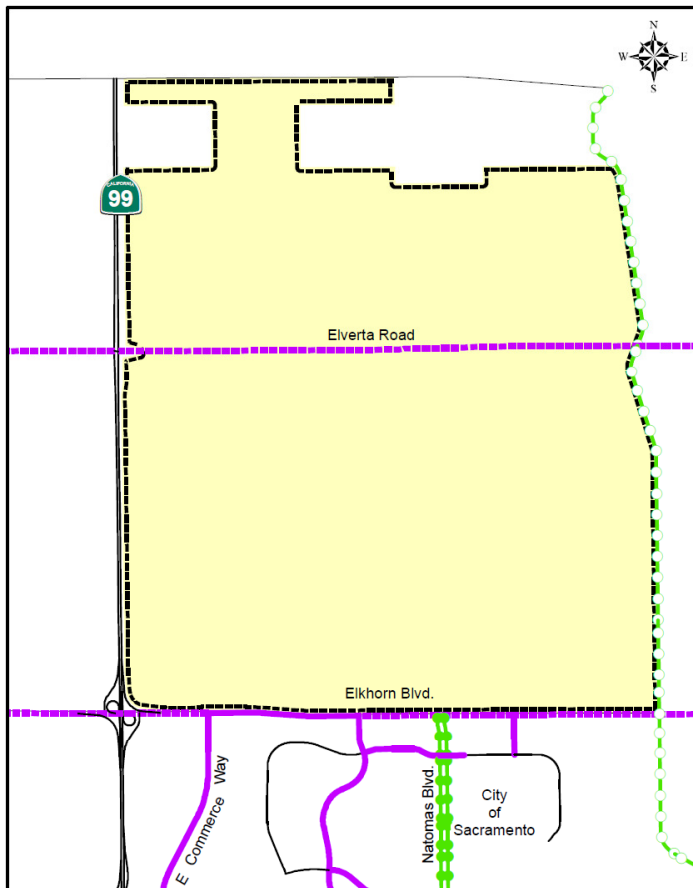
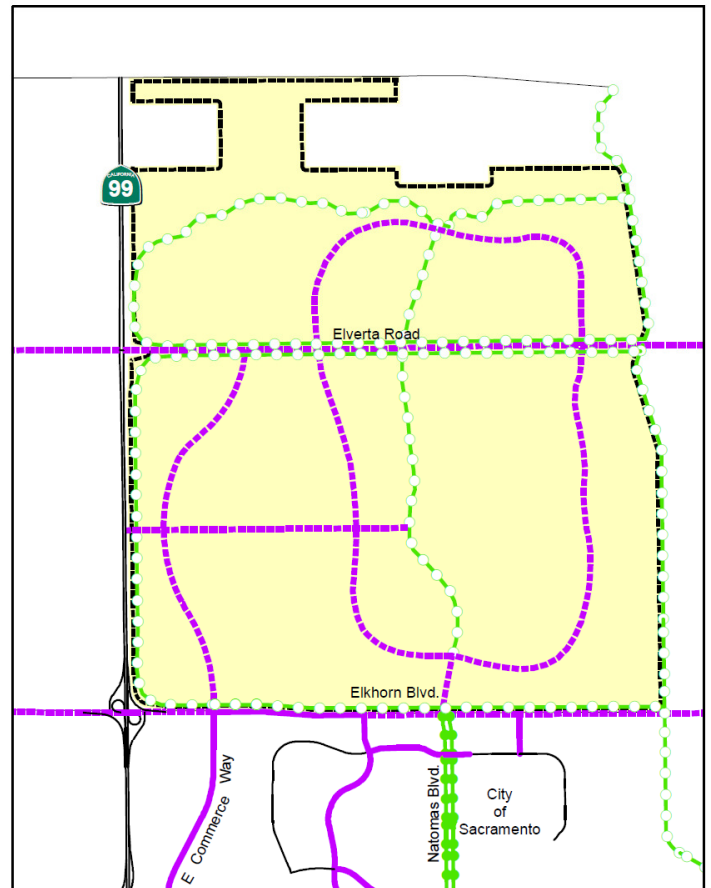


Exhibit 18- Transportation Plan

As noted in the Requested Planning Entitlements sub-section of this document, this Application also requests a General Plan Amendment to the Bicycle Master Plan Diagram to expand off- and on-street bicycle paths, as shown in **Exhibit 19- Bicycle Master Plan**.



**North Precinct Plan Area
Existing Bicycle Master Plan**



**North Precinct Plan Area
Proposed Bicycle Master Plan**

Legend			
	North Precinct Plan Area		Existing Class 1
			Existing Class 2
			Future Class 1
			Future Class 2

Exhibit 19- Bicycle Master Plan

B.9.g. Public Services, Facilities, and Utilities

Schools

The **NORTH PRECINCT** is located within two school districts, the Twin Rivers Unified School District (TRUSD) and the Elverta Joint Elementary School District (EJESD), as shown on **Exhibit 20- School District Boundaries**. The EJESD provides elementary and middle school facilities only, and the TRUSD provides elementary and middle schools in the district and high school facilities in both districts.

The Plan Area provides various **(P/QP)** Public/Quasi-Public uses such as schools, civic uses, and public utility use to serve the needs of the residents. Numerous schools, including elementary, middle and high school, are sited in the Plan Area as shown on **Exhibit 13- Conceptual Land Use Plan**.

Actual final locations of school facilities will be determined by the County and the School District(s).

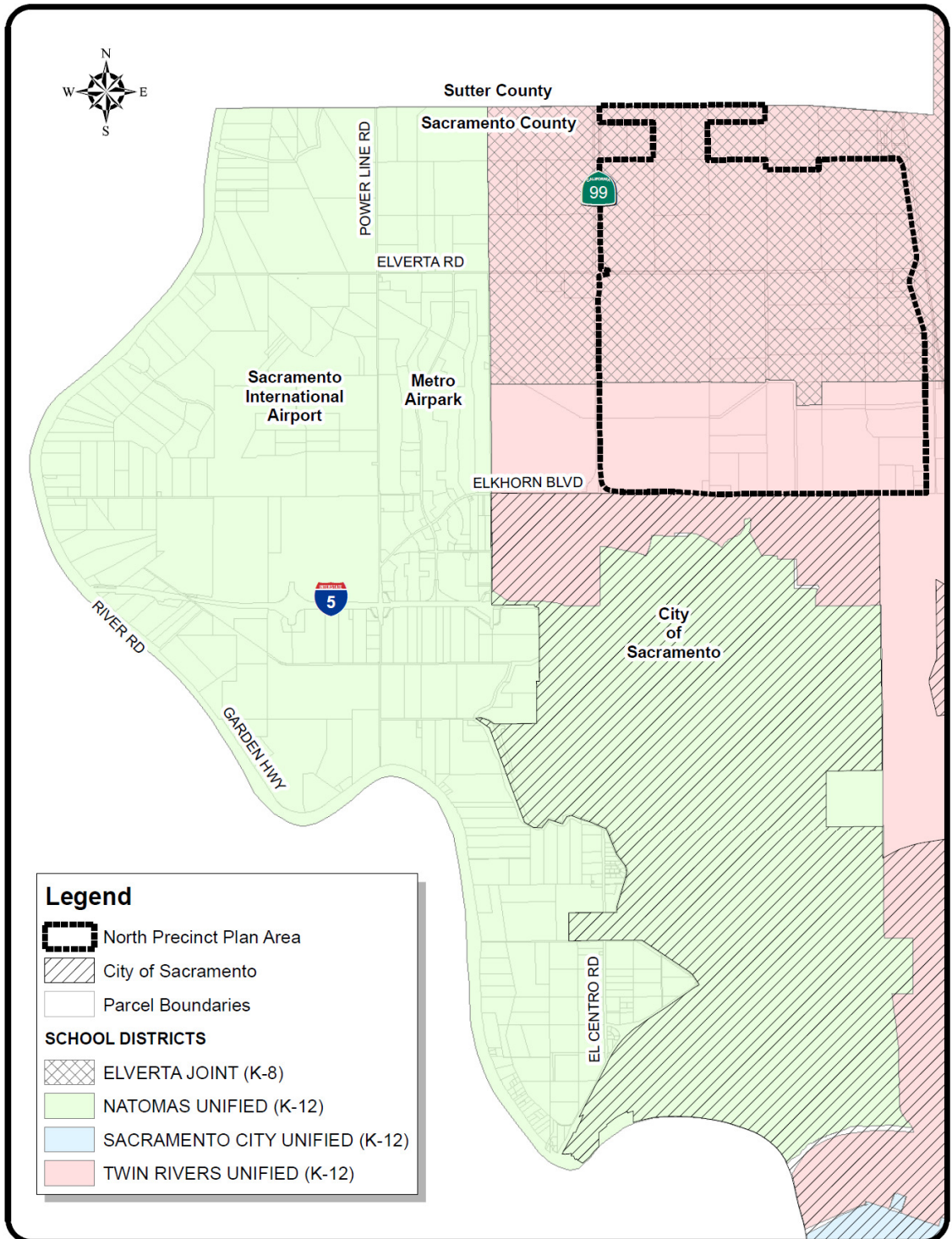


Exhibit 20- School District Boundaries

Utility Service

The **NORTH PRECINCT** is proposed to be served by SMUD (electrical service), Pacific Gas & Electric Company (natural gas service), AT&T (telephone service) and Comcast (cable service). Utility service providers will extend facilities as needed to serve development within the Plan Area.

Water Supply

Water service to the Plan Area may come from one or more of the following service providers:

- Sacramento County Water Agency.** The Sacramento County Water Agency (SCWA) could provide water service to the Plan Area. Water sources available to SCWA could include purchases from the City of Sacramento, the Natomas Central Mutual Water Company among others. Initially, groundwater underlying the lands within the Plan Area could be used to provide service to the initial phases of development. The groundwater and surface water supplies could be integrated into a joint conjunctive use water supply program as The Plan Area develops over time.
- City of Sacramento.** The City could serve the Plan Area under its American and/or Sacramento River Water Rights. Initially, the groundwater basin underlying the lands within this planning precinct could be developed to provide water service to the initial phases of development. The groundwater and surface water supplies could be integrated into a joint conjunctive use water supply program as this planning precinct develops over time.

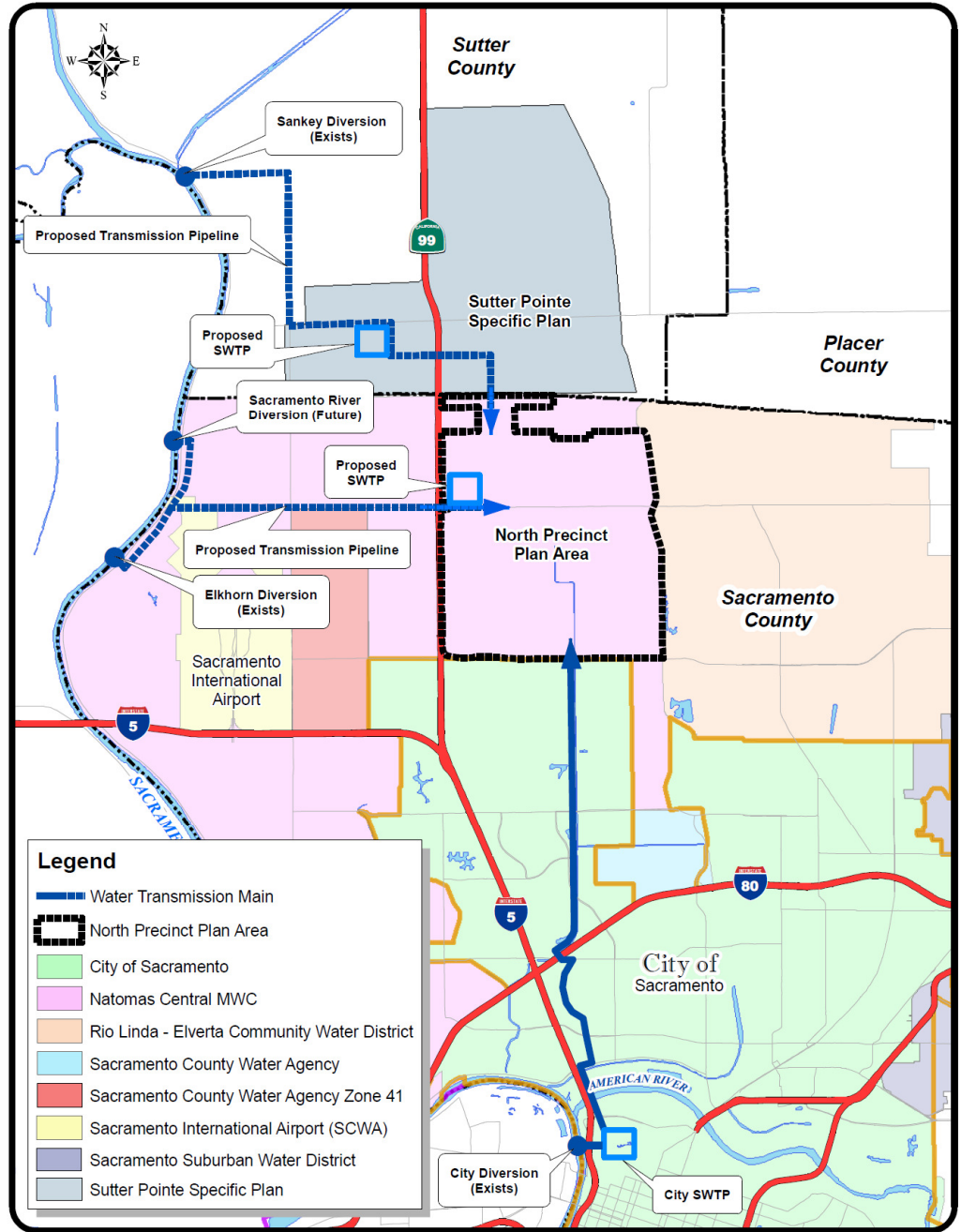
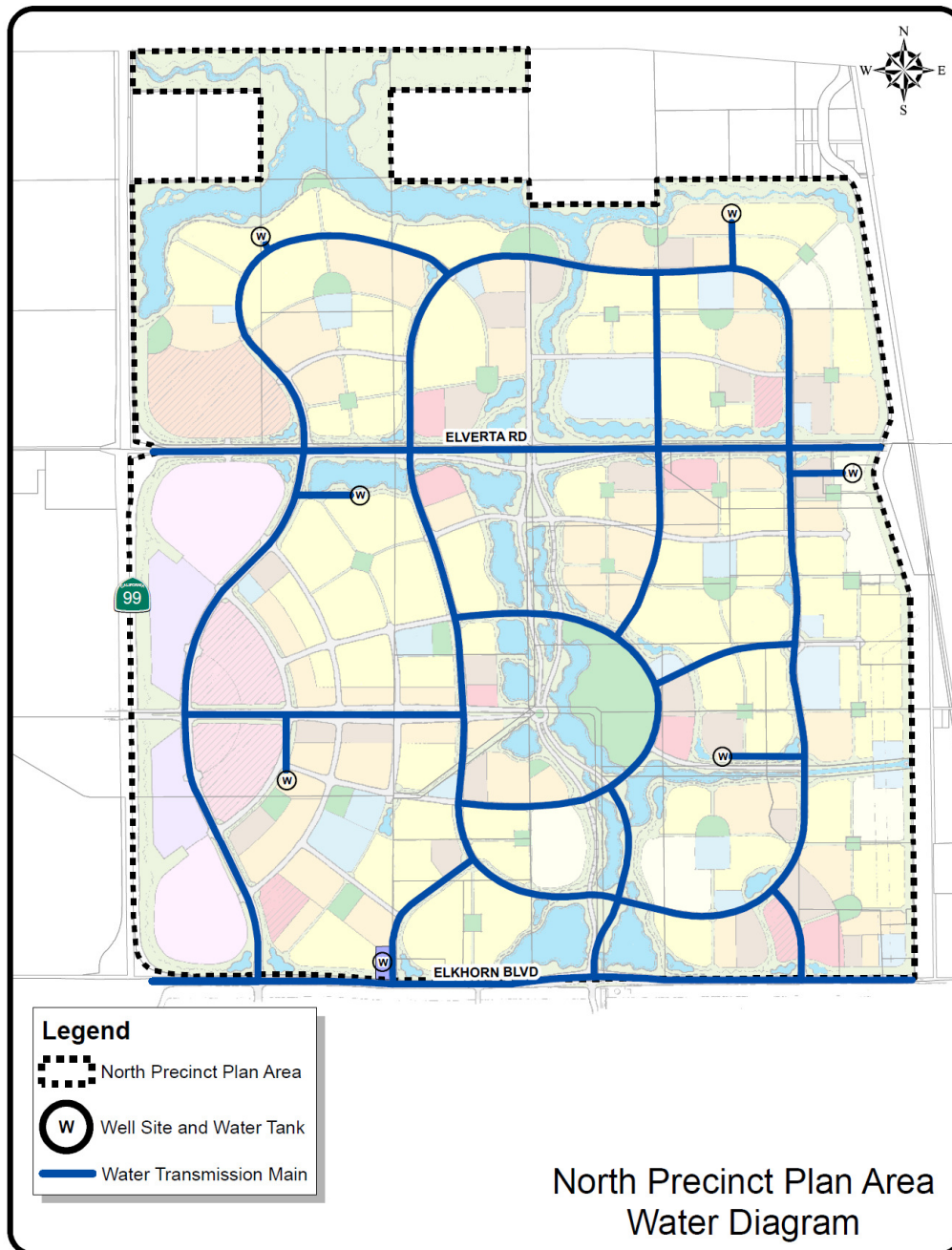


Exhibit 21 - Regional Water Agencies

- **Rio Linda/Elverta Community Water District.** The Rio Linda/Elverta Community Water District (RLECWD) could serve the Project. While RLECWD currently doesn't have excess water to serve the Project area, the District is planning a major surface water diversion project from the Sacramento River to serve the long term needs of their existing service area. RLECWD envisions that excess NCMWC surface water rights would be utilized for this purpose. This diversion project could be utilized to divert and convey NCMWC water to the Project area.
- **Golden State Water Company.** Golden State Water Company (GSWC), through its parent company (American States Water Company), entered into an agreement with NCMWC on July 1, 2004 to provide municipal and industrial (M&I) water service within the NCMWC service area. GSWC is an investor owned, California Public Utilities Commission (PUC) regulated, private water company. GSWC, however, previously expressed the intent to not be a potable water service purveyor within the Sacramento County portions of the NCMWC service area.



The Plan Area major water infrastructure is shown on **Exhibit 21- Regional Water Agencies** and **Exhibit 22- Water Diagram**.

Exhibit 22- Water Diagram

Sewer Service

Sewer service to the **NORTH PRECINCT** is proposed to be provided by the Sacramento Area Sewer District (SASD) and the Sacramento Regional County Sanitation District (SRCSD). SASD is proposed to provide collection and trunk main services within the urbanized lands, while SRCSD is proposed to provide interceptor, treatment and disposal services from the development area to its regional wastewater treatment plant.

The urbanizing lands within the Plan Area are proposed to be annexed to SASD and SRCSD. The potential locations and/or alignments of the major sewer infrastructure described above are shown on **Exhibit 23- Sewer Diagram**.

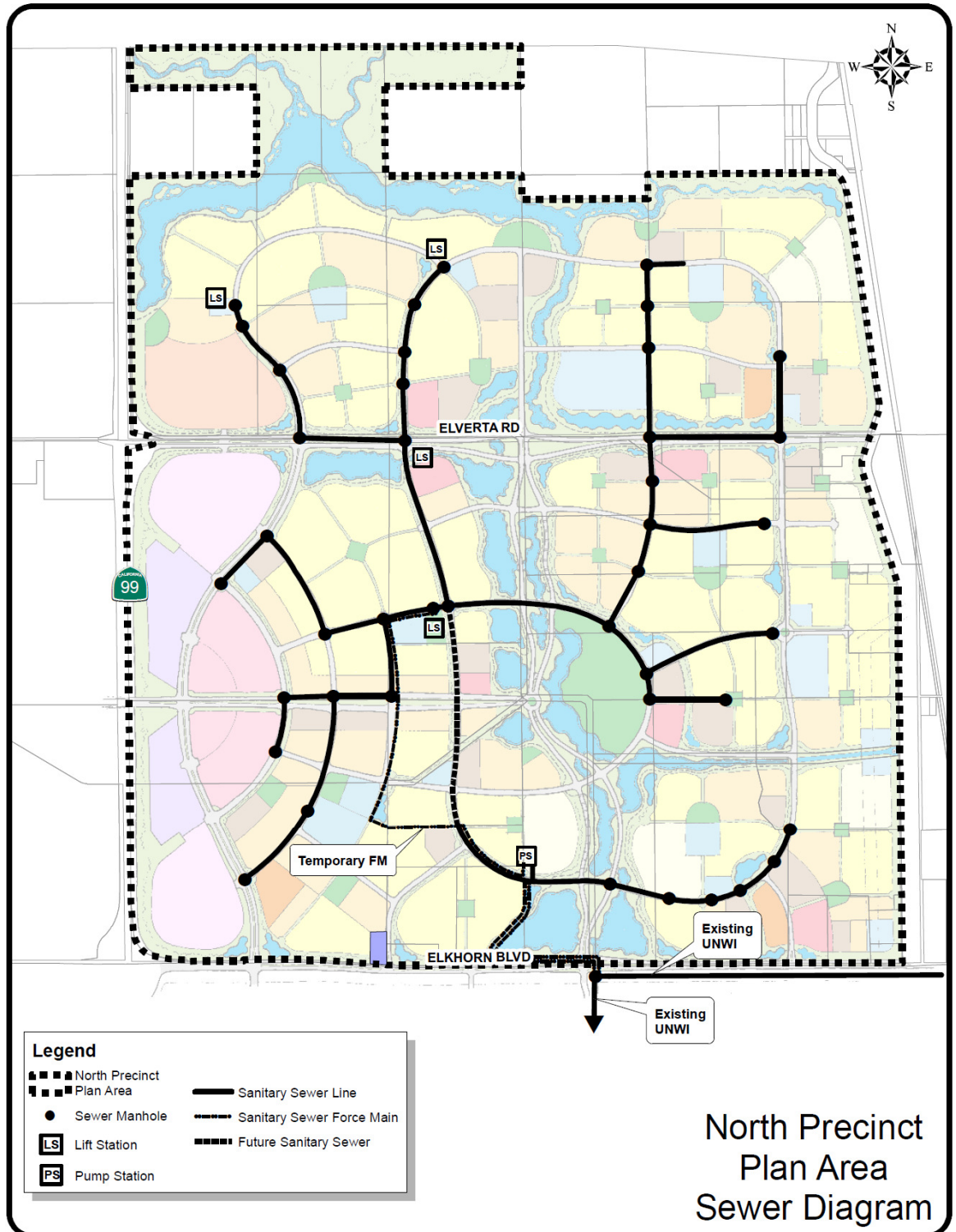


Exhibit 23- Sewer Diagram

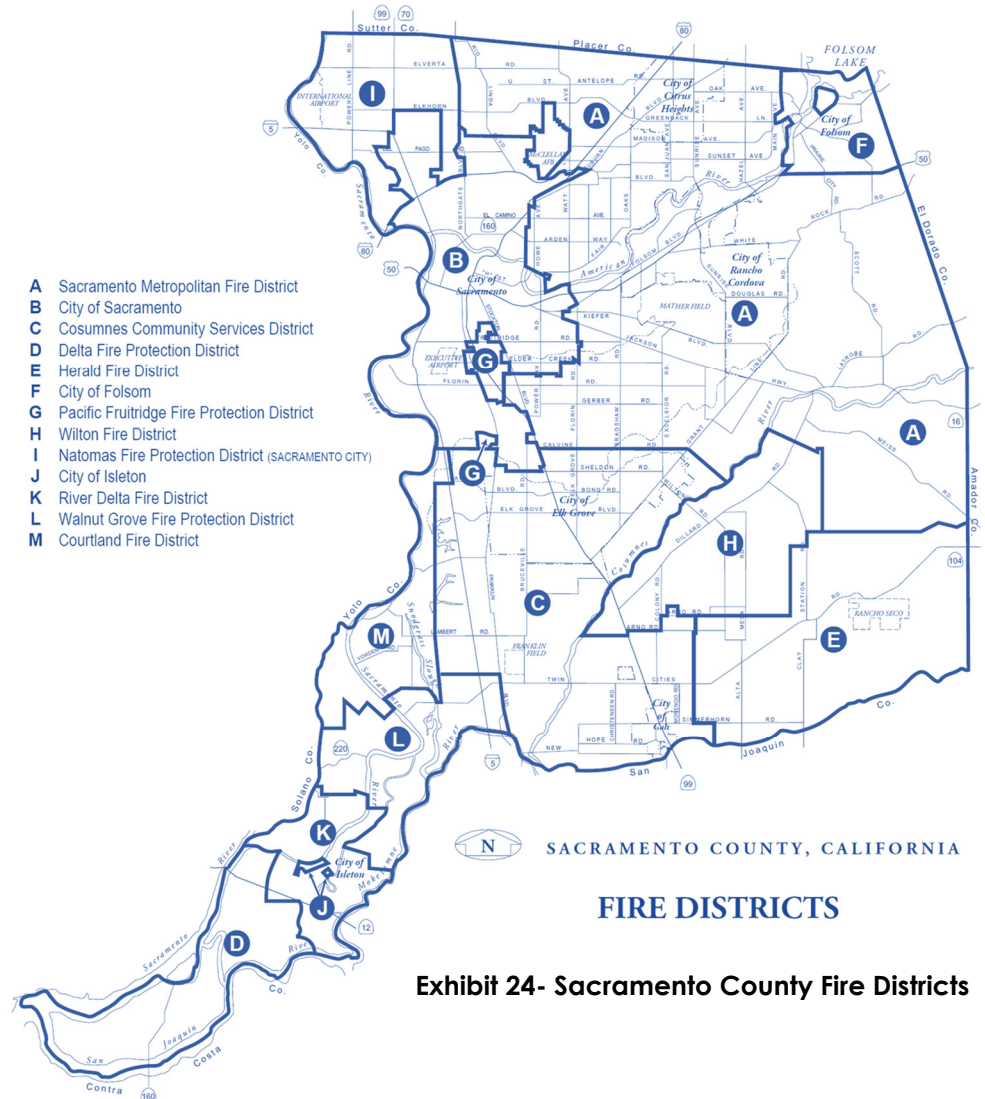
Drainage & Flood Protection

Drainage and flood protection service to the **NORTH PRECINCT** are proposed to be provided by the Sacramento County Water Agency (SCWA) and Reclamation District No. 1000 (RD 1000). It is proposed that SCWA provide drainage and flood protection services within the urbanized lands (through collection systems and on-site detention basins located behind the local levees) and then pump storm water runoff into the RD 1000 drainage canal system. Urbanizing lands within this planning precinct may need to be annexed to SCWA for drainage purposes. These lands could be annexed into an existing service area of SCWA, or SCWA could create a new service area to serve the Plan Area.

Storm water quality treatment will be provided within the on-site detention basins. Hydro-modification impacts to the RD 1000 system are not anticipated due to the very slow rate of runoff that will be allowed to discharge into the RD 1000 system.

RD 1000, which currently provides drainage and flood protection within the greater Natomas Basin, will convey and pump urban runoff from the development area to the Sacramento River. RD 1000 currently provides this service for agricultural drainage generated from the agricultural lands within the Plan Area.

The Plan Area is currently protected against any external flood threat from the surrounding rivers and creeks by a system of levees around the perimeter of the Natomas Basin. These levees are currently being improved and strengthened by RD 1000 in conjunction with the USACE and SAFCA. Potential drainage improvements within the Plan Area are shown on **Exhibit 13- Conceptual Land Use Plan**.



Fire and Public Safety Services

Fire protection and prevention services for the Plan Area are currently provided by the fire department of the City of Sacramento. The Board of Supervisors as the governing body of the Natomas Fire District, a “dependent” fire protection district, has contracted with the city of Sacramento since 1984 for fire protection services for this portion of unincorporated area in Sacramento County. The city fire department will continue to provide fire protection services through the term of the contract which has been extended from time to time, to June, 2016. At that time, the Board of Supervisors may extend or terminate the contract. Sacramento County Fire Districts are shown on **Exhibit 24- Sacramento County Fire Districts**.

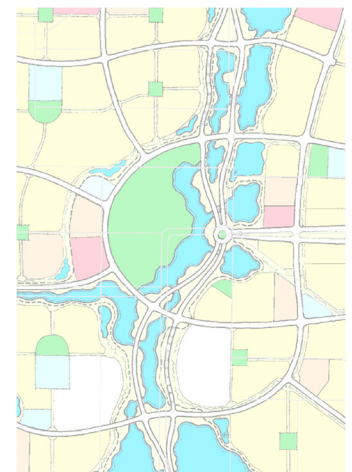
SECTION C: Neighborhood Outreach Plan

The **NORTH PRECINCT** Neighborhood Outreach Plan describes the manner in which the Applicants intend to inform the appropriate and neighboring jurisdictions, districts, councils, project proponents and property owners (those within a 500' radius of the subject properties) about the project and address any community concerns. Actual neighborhood outreach may take the form of individual private meetings, local or community public meetings, mailers, media releases, etc. as necessary to meet the outreach plan of the Applicant.

The following listing is intended to be a guide for the outreach plan and as such it is subject to change as the Project's processing dictates.

The Applicants have or will reach out to the appropriate Public Agencies, Districts and Councils, Groups, Individuals including, but not limited to, the following:

- Sacramento Area Council of Governments (SACOG)
- Human Services Coordinating Council (HSCC)
- Environmental Council of Sacramento (ECOS)
- County of Sacramento Community Development Department
- County of Sacramento Board of Supervisors
- Sutter County Community Development Department
- Yolo County Community Development Department
- City of Sacramento Community Development Department
- Sacramento Metro Chamber of Commerce
- Rio Linda/Elverta Community Advisory Council (CPAC)
- Natomas Community Advisory Council (CPAC)
- Sacramento County Water Agency (SCWA)
- Valley View Acres Community Association
- Natomas Community Association (NCA)
- Witter Ranch Community Association
- North Natomas Alliance
- Terrace Park Neighborhood Association
- Regency Park Neighborhood Association
- Natomas Mutual Water Company
- RD-1000
- Sacramento Area Flood Control Agency (SAFCA)
- Sacramento Regional County Sanitation District (SRCSD)
- Sacramento Area Sewer District (SASD)
- Sacramento Metropolitan Fire District
- Rio-Linda/Elverta Park District (CSA-3)
- Walk Sacramento
- Sacramento Area Bicycle Advocates
- Twin Rivers Unified School District
- Elverta Joint Elementary School District
- Sacramento Municipal Utility District (SMUD)
- Pacific Gas & Electric Company (PG&E)
- Sacramento Air Quality Management District (SAQMD)
- Regional Transit District
- US Army Corps of Engineers
- United States Fish & Wildlife Service
- Department of Fish & Game
- Local Area Formation Commission (LAFCO)
- Sacramento International Airport
- The Natomas Basin Conservancy (TNBC)
- Sutter Pointe Specific Plan
- Metro Airpark
- Greenbriar PUD
- Rio-Linda Elverta Community Pan
- Elverta Specific Plan
- Sacramento County Sheriff's Department
- Caltrans
- Various Adjoining Landowners



SECTION D: LU-119 and LU-120 Consistency Analysis

Sacramento County General Plan - Growth Management Strategy

D.1. Overview and Land Use Setting

The **NORTH PRECINCT** entitlement application includes the proposed adoption of the Master Plan/SPA including a Master Plan Land Use Diagram, Design Guidelines, and Development Standards to establish detailed land use/zoning designations within the Plan Area. The North Precinct Conceptual Land Use Plan is shown on **Exhibit 13, Conceptual Land Use Plan**.

Development of the Plan Area is the subject of this LU 120 Consistency Analysis. The Plan Area is located outside of the existing Urban Policy Area (UPA) and, therefore, must demonstrate its consistency with General Plan Policies LU-119 and LU-120.

With the adoption of the **NORTH PRECINCT MASTER PLAN/SPA**, this Application proposes to further amend the combination land use/zoning designations within the Plan Area to the following SPA designations.

- **(SPA-VLDR)** Very Low Density Residential (0-3.9 du/ac)
- **(SPA-LDR)** Low Density Residential (4.0-7.9 du/ac)
- **(SPA-MDR)** Medium Density Residential (8.0-12.9 du/ac)
- **(SPA-HDR)** High Density Residential (13.0-30.0 du/ac)
- **(SPA-RC)** Regional Commercial
- **(SPA-RMU/E)** Regional Mixed-Use/Entertainment
- **(SPA-GC)** General Commercial
- **(SPA-CD)** Commerce District
- **(SPA-CMU)** Commercial/Mixed-Use
- **(SPA-NC)** Neighborhood Commercial
- **(SPA-P/QP)** Public/Quasi-Public
- **(SPA-PR)** Parks/Recreation
- **(SPA-OS/D)** Open Space/Drainage

The North Precinct land uses at full-build-out are shown on **Table 4- Master Plan/SPA Land Use/Zoning Summary** and **Exhibit 16- Master Plan/SPA Designations**.

Table 7- LU-119 and LU-120 Consistency Analysis Summary provides a listing of all the LU-119 and LU-120 criteria and how the Project meets these criteria.

Table 7- LU-119 and LU-120 Consistency Analysis Summary

UPA Expansion and Master Plan Process Criteria – NORTH PRECINCT				
LU-119 - Project Initiation (PI)				
	criteria	strategy	requirements met	
PI-1	Parallel Processes to expand UPA and prepare Master Plans	Submit request to initiate Master Plan process for all land within the proposed UPA expansion	X	
PI-2	Project Justification Statement and Outreach Plan	Written justification provided herein	X	
PI-3	Proximity to Existing Urbanized Areas	Project boundary is approx. 78,000'. UPA Expansion contains 24,150' or 31% of the total length	X	
PI-4	Logical, Comprehensive, and Cohesive Planning Boundaries	Proposed UPA Expansion/ Master Plan consists of a contiguous set of parcels with a regular and logical boundary	X	
LU-120 - Performance Criteria (PC)				
	criteria	strategy	requirements met	
PC-1	Vision for Connection to Other Existing and Potential Development Areas	Prepare Drainage, Water and Sewer Master Plans	In process	
PC-2	Housing Choice	Written justification provided herein	X	
PC-3	Quality	Prepare Design Guidelines & Development Standards	In process	
PC-4	Accommodate Housing Element based on RHNA	Proposed Project provides 34.8% of dwelling units accommodated in RD-20 or higher	90% of 38.7% RHNA 34.8% required	
PC-5	Pedestrian and Transit-Oriented Design	Prepare Pedestrian/Bicycle Circulation Plan	In process	
PC-6	Infrastructure Master Plan and Financing Plan	Prepare Infrastructure Master Plans and Financing Plan	In process	
PC-7	Services Plan	Prepare Services Plan	In process	
PC-8	Consistency with County-Adopted Plans	Written justification provided herein	X	
PC-9	Consideration of Regional Planning Efforts	Written justification provided herein	X	
PC-10	Consideration of Jobs-Housing Balance	Written justification provided herein	X	
LU-120 - Criteria-Based (CB) Approach- Alternative #1				
	criteria	strategy	possible	project
CB-1	Minimum Net Density	Project achieves "double net" density of 8.25 du/ac (excludes VLDR; includes units in commercial land use)	5	3
CB-2	Proximity of Residential Units to Amenities	99% of units within 1 mile of 4 amenity categories. (parks, schools, commercial & civic uses)	4	4
CB-3	Mixed-Use	Project proposes 8% of developable land zoned for mixed use (horizontal or vertical)	4	2
CB-4	Transit	95% of units within 1/2 mile of planned transit service.	4	4
		15 minute headways assumed	3	3
CB-5	Proximity to Employment	Project is located within a 5 mile radius of approximately 58,302 existing jobs	4	3
	total		24	19

D.2. Basis for Board Findings for UPA Expansion – LU-119 - Project Initiation (PI)

The County of Sacramento has an established process for amending the Land Use Diagram, as described in the County of Sacramento General Plan, Land Use Element, and as provided below.

“Goal: Accommodate land use proposals which are in the interest of the public health, safety, and welfare of the residents of Sacramento County.

Objective: Administrative procedures to amend the General Plan Land Use Diagram.

Intent: The Land Use Element, like the other elements of the General Plan, affects both current and future generations. To remain effective in addressing changes in local trends and conditions that occur during the designated planning period, the Land Use Element must be amendable. Therefore, the Planning Department shall monitor the conditions and needs of the unincorporated area during the planning period and will amend the Land Use Diagram as changes in local trends and conditions dictate.

Amendments may be initiated by the Board of Supervisors, the Planning Commission or private individuals. State Law (Government Code Section 65358(b)) limits amendments to the Land Use Diagram and each mandatory element of the General Plan to four amendments per calendar year. Any number of changes can be made to an element, including the Land Use Diagram, and be considered one amendment.

Policy LU-119: GP Policy LU-119 mandates that the County shall only accept applications to expand the UPA or initiate an expansion of the UPA or any Master Plan processes outside of the existing UPA if the Board finds that the proposal meets the following:

- **Parallel processes to expand UPA and Prepare Master Plan:** Proposed additions to the UPA will only be considered when accompanied by a request to initiate a Master Plan process for all land encompassed by the proposed UPA expansion boundary. Likewise, requests to initiate a Master Plan process outside the UPA will only be considered when accompanied by a request to expand the UPA to include all land encompassed by the proposed Master Plan.³
- **Project Justification Statement and Outreach Plan:** Proposed UPA expansions/Master Plan processes must be accompanied by both a “Justification Statement” and an “Outreach Plan”. The Justification Statement shall be a comprehensive explanation of the proposed request and the development it would allow. It must include background information, reasoning, and the goal(s) and benefits of the proposed project. The Outreach Plan shall describe how the project proponent plans to inform and engage neighbors and members of the general public about the proposed UPA expansion and project.
- **Proximity to Existing Urbanized Areas:** Proposed UPA expansions/Master Plan processes must have significant borders that are adjacent to the existing UPA or a city boundary. As a guideline, “significant borders” generally means that the length of the boundary between the existing UPA or city boundary and the proposed UPA expansion/Master Plan should be 25 percent of the length of the boundary of the UPA expansion area.
- **Logical, Comprehensive, and Cohesive Planning Boundaries:** Proposed UPA expansions/Master Plan processes must consist of a contiguous set of parcels that have a regular outside boundary consistent with the logical planning boundary illustrations below. All parcels within this boundary must be included in both the proposed UPA expansion and proposed Master Plan area.”

The Project meets these Criteria as demonstrated in Section A: Executive Summary, Section B: Project Description and Environmental Setting and Section C: Neighborhood Outreach Plan of this Application Addendum. All Project Initiation (PI) requirements are met with this application and are summarized as follows. This Application proposes to amend the County of Sacramento Urban Policy Area (UPA) boundary to include the Plan Area (5,699.3± acres), as shown on **Exhibit 8- Urban Policy Area Boundary Amendment**.

³ A “Master Plan” is defined as a plan that meets the requirements and intent of the Specific Plan statutes contained in Government Code §65450-65457, which requires a land use plan, a circulation plan, an infrastructure plan, and implementation measures. The requirement for a “Master Plan” might be fulfilled by a variety of planning tools, including a Specific Plan, a Community Plan, a Special Planning Area, a development agreement, or any combination thereof.

Table 8– Project Initiation (PI) Summary

Project Initiation (PI)			
	criteria	strategy	requirements met
PI-1	Parallel Processes to expand UPA and prepare Master Plans	Submit request to initiate Master Plan process for all land within the proposed UPA expansion	X
PI-2	Project Justification Statement and Outreach Plan	Written justification provided herein	X
PI-3	Proximity to Existing Urbanized Areas	Project boundary is approx. 78,000'. UPA Expansion contains 24,150' or 31% of the total length	X
PI-4	Logical, Comprehensive, and Cohesive Planning Boundaries	Proposed UPA Expansion/ Master Plan consists of a contiguous set of parcels with a regular and logical boundary	X

D.3. Basis for Board Findings for UPA Expansion – LU-120 - Performance Criteria (PC)

Policy LU-120: GP Policy LU-120 mandates that the County shall only consider approval of a proposed UPA expansion and/or Master Plan outside of the existing UPA if the Board finds that the proposed project is planned and will be built in a manner that:⁴

1. meets all of the requirements per PC-1 through PC-10 (as summarized in **Table 9– Performance Criteria (PC) Summary**), and;
2. meets ONE of two alternative performance metrics:
 - a. **Alternative #1- Criteria-Based**
 - b. **Alternative #2 - VMT/ Greenhouse Gas Emissions Reduction Metric**

This sub-section discusses the Performance Criteria (PC) requirements specifically (Item 1 above) and addresses how the proposed Project meet these requirements. Item 2 is addressed in detail in sub-section D.4 of this document.

Table 9– Performance Criteria (PC) Summary

Performance Criteria (PC)			
	criteria	strategy	requirements met
PC-1	Vision for Connection to Other Existing and Potential Development Areas	Prepare Drainage, Water and Sewer Master Plans	In process
PC-2	Housing Choice	Written justification provided herein	X
PC-3	Quality	Prepare Design Guidelines & Development Standards	In Process
PC-4	Accommodate Housing Element based on RHNA	Proposed Project provides 34.8% of dwelling units accommodated in RD-20 or higher	90% of 38.7% RHNA 34.8% required
PC-5	Pedestrian and Transit-Oriented Design	Prepare Pedestrian/Bike Circulation Plan	In process
PC-6	Infrastructure Master Plan and Financing Plan	Prepare Infrastructure Master Plans and Financing Plan	In process
PC-7	Services Plan	Prepare Services Plan	In process
PC-8	Consistency with County-Adopted Plans	Written justification provided herein	X
PC-9	Consideration of Regional Planning Efforts	Written justification provided herein	X
PC-10	Consideration of Jobs-Housing Balance	Written justification provided herein	X

PC-1. Vision for connection to other adjacent existing and potential future development areas.

Required: Include a vision of how the development will connect to other adjacent existing and potential future development areas within the USB, including how roadways, transit, sewer, and water could occur within all adjacent areas.

Land Use Compatibility with Existing and Proposed Development

The Plan Area is surrounded by a number of growth areas. Immediately to the south in the City of Sacramento is the North Natomas Community Plan Area. To the north is Sutter Pointe Specific Plan. Immediately east of the airport is the approved Metro Air Park, industrial and airport-support use Master Plan.

Easterly, across the Natomas East Main Drainage Canal (NEMDC or Steelhead Creek) lie the unincorporated communities of Rio Linda and Elverta. Included within these two communities is the approved Elverta Specific Plan (ESP) area that is just now beginning to develop.

Each of these approved growth areas, and several other adjacent growth areas in the vicinity of the Plan Area, are shown on **Exhibit 6- Adjacent Growth Areas**. The approved land uses in these growth areas are shown on **Table 1- Adjacent Growth Areas**.

The Plan Area is surrounded by existing and proposed development in the County and City of Sacramento, and Sutter, Placer and Yolo Counties. Projects nearby the Plan Area include approximately 77,699 residential units, 6,676 acres of commercial and office land uses, and numerous acres of schools, parks, open space and public/quasi-public uses, on approximately 28,136 total acres.

Major Roadway Connectivity

Existing roadways define the Plan Area on two sides – Highway 99 on the west and Elkhorn Boulevard on the South. Additionally, Elverta Road runs through the project site in an east-west direction. The Plan is coterminous with Sutter Pointe Specific Plan on the north, the Rio-Linda Community Plan on the east, North Natomas Community Plan and Greenbriar PUD to the southwest, and Metro Airpark SPA on the west. The terminus of Highway 99/70 and Interstate 5 is located approximately one mile south of the Project and provide connectivity north to Marysville, south to downtown Sacramento, and west to the Sacramento International Airport.

The design for primary roads in the Plan Area utilizes a circulation pattern that creates an emphasis on access to the regional-serving commercial uses along Highway 99 and the central parkway, as shown on **Exhibit 18- Transportation Plan**.

Preserve Connectivity

The Plan Area provides ±1,735.1 net acres of zoned parks/recreation and open space/drainage lands. Additionally, the Plan provides ±76 acres of pedestrian paseos and linkages and may include pocket-parks and/or other recreational facilities as need to serve the needs of the Plan area.

The Plan is organized around a central lake feature which serves as the major flood control facility for the Plan, and it will be designed with emphasis on creating a user-friendly and attractive environment. The central channel will be surrounded by regional and local flood-control space designed to accommodate visual and pedestrian access in non-flood periods.

In addition to the major drainage corridor open space area, a “central parkway” and a regional park are proposed on adjacent uplands. Pedestrian paseos, parks and detention facilities will also be designed and organized to connect to the major open spaces.

⁴ Some areas within a Master Plan/SPA may have existing uses that are not likely to change and are appropriate to remain. If the Master Plan designates such areas with a land use category that reflects that existing use, the Board may exclude these areas for purposes of determining consistency with these criteria.

Transit Connectivity

The County of Sacramento General Plan Circulation Map shows Elkhorn Boulevard as a post-2030 Transit Corridor and the Sacramento Regional Transit, Transit Action Plan identifies Elkhorn Boulevard as a “High Frequency Corridor”; no planned light rail or Bus Rapid Transit (BRT)/Hi-Bus routes corridors are shown within with the limits of the Plan Area in either document. It is anticipated that transit service will be extended from nearby transit routes to serve the Plan Area in the future. Bus/shuttle systems servicing planned transit stops in the Project could connect to RT bus stops or the light rail system planned nearby in the Greenbriar project, which will connect to the downtown Sacramento area to the Sacramento International Airport.

Infrastructure Connectivity

Infrastructure capacity and service availability exist and can be easily extended to the project site from existing facilities in Elkhorn Boulevard and Elverta Road. The Project's infrastructure technical studies and Master Plan/SPA will describe how proximate infrastructure will serve the Project.

PC-2. Housing Choice

Required: A variety of housing types and densities, including single-family homes, duplexes, triplexes, accessory dwelling units, townhomes, condominiums, apartments and similar multi-family units, in a variety of settings including both residential neighborhoods and mixed-use nodes.

The Plan Area includes a broad range of residential land uses and densities and includes units allocated to commercial mixed-use designations, which may be vertically or horizontally integrated. Medium and high-density uses are organized around transit corridors and key nodes. The Project includes residential units in four (4) residential categories including SPA-VLDR (3du/ac avg.), SPA-LDR (5du/ac avg.), SPA-MDR (8du/ac avg.) and SPA-HDR (24.3du/ac average). Additionally, High Density Residential uses are provided in the commercial land uses of the Plan that allow mixed-use development, including SPA-RMU/E, SPA-CD and SPA-CMU, as shown on **Table 4-Master Plan/SPA Land Use/Zoning Summary**. Numerous lot sizes and lot configurations are possible within all of the residential density categories. The Project will provide high-quality variety of housing choice(s) for various household characteristics, preferences and income levels.

The residential component of this project is required to comply with the County's Affordable Housing Ordinance. The Affordable Housing requirement will be met in accordance with an Affordable Housing Plan to be reviewed and approved as a part of this Application.

PC-3. Quality

Required: Design guidelines, development standards and/or similar assurances that will require high-quality development consistent with the vision set forth in the Master Plan.

The Master Plan/SPA will include Design Guidelines and Development Standards to ensure consistent high-quality development throughout the Project. The development standards will describe applicable zoning and land use regulations and specifications for land use designations within the Plan Area. Development standards from the County Zoning Code will be utilized where appropriate and augmented with additional standards in the Master Plan/SPA. For each of the land use designations, the development standards will identify permitted and conditionally permitted uses as well as land use regulations (setbacks, height limits and other standards to define the building envelope).

Design guidelines will describe design principles and attributes for consistent streetscapes, entry features, walls and fencing, identification signage, landscape elements, residential design and other site-specific considerations. The design guidelines utilize components of the County of Sacramento's Community Design Guidelines, currently being updated and expected to be adopted by the Board of Supervisors in 2014.

PC-4. Accommodate the percentage of low and very low-income residential units required by state law per the County's current Housing Element based on the Regional Housing Needs Allocation (RHNA)

Required: Accommodate ≥ 90 percent of the obligation per RHNA (34.8% minimum)

The Plan Area is required to accommodate greater than 90% of the unincorporated County's proportional obligation of the Regional Housing Needs Allocation (RHNA) on providing 20 dwelling units per acre (RD-20) or greater. The current RHNA obligation (2013 – 2021) for low and very-low income units is 38.7% of the housing stock. Ninety-percent (90%) of that obligation would require 34.8% of the housing stock be suitable for low and very-low income units.

The Plan Area includes 7,117 residential units allocated to High Density Residential uses (on both Residential and Commercial zoned lands in the Plan) with planned densities of 20 units/acre or higher, as shown on **Exhibit 25 – PC-4 RHNA HDR Sites**. These units account for 34.8% of the units in the Project and contribute to satisfying the County's overall obligation under the Regional Housing Needs Allocation.

PC-5. Pedestrian- and Transit-Oriented Design

Required: Pedestrian- and transit-oriented design, including:

- Sidewalks and bike routes along interconnected streets with short block lengths and a high intersection density.
- Prominent pedestrian and bicycle network.
- Few if any cul-de-sacs.
- Pedestrian and bike connections at the ends of all cul-de-sacs unless infeasible due to topography or similar impediments inherent in the project site.

Bikeway System

The bikeway system consists of Class I, Class II and Class III facilities that interconnect Plan Area land uses. The Plan Area has been designed with an emphasis on the pedestrian and bicyclist to improve connectivity among uses. Additional design components of the bikeway and pedestrian system will evolve as the Master Plan/SPA text and exhibits are prepared. The bicycle master plan is shown in **Exhibit 19- Bicycle Master Plan**.

Pedestrian Connections

The Plan Area includes open space paseos which are landscaped pedestrian linkages in a variety of settings. Paseos will connect residents to adjacent nearby land uses and adjacent open spaces. A design goal of the Plan is to link (through the use of paseos and/or extra-wide landscaped parkways along streets) all residential units with neighborhood parks, schools, open space areas and trails, such that all residential units are within a short quarter-mile (1,320') walk of these land uses. Pedestrian Paseos:

- Include expanded landscape corridors along collectors and residential streets which include a detached pedestrian sidewalk and/or trail,
- Provide more direct routes for pedestrians on trails within landscaped segments (i.e. paseos), and
- Include pedestrian connections at the end of cul-de-sacs (where appropriate) to adjacent open space areas or to link to trail systems.

Minimize Cul-De-Sacs

The use of cul-de-sacs will be limited in the project design; where cul-de-sac bulbs occur, they will be located for specific purposes, such as for model home complexes, to maximize efficiency, and may be adjacent to open space and include an open space connection to the adjacent bikeway/pedestrian trail system.



Exhibit 25-PC-4 RHNA HDR Sites

PC-6. Infrastructure Master Plan and Financing Plan

Required: Inclusion of an Infrastructure Master Plan and Financing Plan that include the following:

- The Infrastructure Master Plan shall identify required public facilities and infrastructure (including roads, transit, water, sewer, storm drainage, schools, fire, park, library, and other needed community facilities) and associated costs for the development of the proposed UPA expansion/Master Plan;

The Financing Plan shall:

- Include a infrastructure phasing analysis that examines development through build-out taking into consideration potential development activities, facilities requirements and constraints;
- Identify the phase or timing for when the facilities are needed;
- Identify the funding mechanisms proposed to pay for the identified infrastructure and facilities;
- Demonstrate that infrastructure requirements and the associated costs are reasonably balanced throughout each development phase and outline solutions for any potential constraints and/or shortfalls for any given phase.

The Master Plan/SPA text and exhibits will describe the infrastructure (sewer, water, drainage, dry utilities) plans for the Project. Infrastructure technical studies will provide additional detail regarding infrastructure sizing, design and timing. An Infrastructure Financing Plan will be prepared for the Project which will identify funding mechanisms and demonstrate that infrastructure requirements and financing structures are reasonably balanced throughout project build-out.

PC-7. Services Plan

Required: Inclusion of a Services Plan to demonstrate that:

- Provision of services to the proposed UPA expansion/Master Plan are cost-neutral to the County's General Fund and existing ratepayers;
- Operations and maintenance costs stemmed from the required public facilities and infrastructure for the development of the proposed UPA expansion/Master Plan are cost-neutral to the County's General Fund and existing ratepayers, and;
- Existing levels of municipal services will not be negatively impacted by approval and build out of the proposed UPA expansion/Master Plan.

A Services Plan is being prepared to demonstrate that operations and maintenance of the Project are cost-neutral to the County's General Fund and that existing levels of municipal services will not be impacted by implementation of the Project.

PC-8. Consistency with County-Adopted Plans

Required: Consistency with all applicable County adopted plans not sought to be amended by the proposed project.

The Plan Area is being designed to be consistent with County adopted plans that affect the Project area.

General Plan

The Project is being designed to be consistent with the County General Plan (2005-2030) with the exception of four General Plan Amendments necessary to implement the project to:

- move the Urban Policy Area (UPA) boundary to include the Plan Area,
- amend the Land Use Diagram to change the land use designations consistent with the land uses proposed in the Plan Area,
- amend the Transportation Plan to change the designation of the Plan Area major roadway segments consistent with the Project,
- amend the Bicycle Master Plan to add on- and off-street bikeways and modify the alignments of bikeways for the Plan Area, and

Climate Action Plan

The Plan Area is being designed consistent with the County's Climate Action Plan Strategy and Framework Document (October 2011).

PC-9. Consideration of Regional Planning Efforts

Required: Inclusion of a discussion/analysis of how the proposed UPA expansion/Master Plan relates to broad-based and regional planning efforts, such as SACOG's adopted Blueprint Vision and Metropolitan Transportation Plan, Sacramento County's Visioning documents for the Jackson Highway and Grant Line East Areas, and any applicable Habitat Conservation Plan(s), the Sacramento Metropolitan Air Quality Management District's State Implementation Plan, and Regional Transit's Master Plan.

SACOG Blueprint

Sacramento Area Council of Governments (SACOG) Preferred Blueprint Scenario (2004) depicts an approach for the region to grow through the year 2050. The purpose of the Preferred Blueprint Scenario is to illustrate, generally, the amount and locations for these types of growth. The Preferred Blueprint Scenario identifies the project site for Single-Family Small-Lot, High-Density Mixed Residential and Vacant Urban Designated Lands. The types of uses shown on the Preferred Blueprint Scenario are generally consistent with the uses proposed in the Project.

The Preferred Blueprint Scenario illustrates an approach for the region to grow in a manner generally consistent with seven Blueprint Growth Principles (below).

The Plan Area is being designed to implement the Blueprint Growth Principles as follows:

- 1. Transportation Choices.** The Project design features an efficient roadway system and provides options for non-vehicular transportation modes including walking, bicycling and transit (bus, carpool, light rail).
- 2. Mixed-Use Developments.** The Project is a mixed-use development with residential, commercial, office, open space, park and public uses. Various mixed-use sites are proposed which could include residential, office and commercial uses.
- 3. Compact Development.** The Project is designed to promote compact and efficient land uses. Residential neighborhoods are dense and efficiently designed to facilitate linkages among uses. The compact design of neighborhoods encourage walking and use of public transportation.

- 4. Housing Choice and Diversity.** The Project includes residential units in a variety of housing types and densities. Four (4) density ranges are proposed, including Very Low, Medium and High Density Housing which provide numerous lot sizes and configurations in each density category. The variety of housing types will provide high-quality variety in housing choices for various household characteristics, preferences and income levels.
- 5. Use of Existing Assets.** The Project incorporates existing wetland resources and features in proposed open space preserves. The project location makes use of existing assets including nearby infrastructure (sewer, water) and roadways (Elkhorn Boulevard and Elverta Road).
- 6. Quality Design.** The Project will include Design Guidelines and Development Standards to ensure consistent high-quality development throughout the Plan Area.
- 7. Natural Resources Conservation.** The Project includes open space preserves which will avoid and preserve existing natural resources including high-quality vernal pool complexes, seasonal drainages and grasslands suitable for Swainson's Hawk foraging habitat.

The Preferred Blueprint Scenario is part of SACOG's Metropolitan Transportation Plan/Sustainable Communities Strategy (2035), the long-term transportation plan for the six-county region.

Metropolitan Transportation Plan

The Project is shown as "Blueprint Growth Footprint Not Identified for Development in the MTP/SCS Planning Period" in the Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS) 2035. **The Plan Area is being designed consistent with SACOG's Blueprint Growth Principles and the Sustainability and Transportation Principles of the MTP/SCS.** In reviewing the Project, the County will make a determination regarding the Project's consistency with the SCS, and therefore, eligible for CEQA benefits based on consistency with the SCS.

Habitat Conservation Plan

The Plan Area will develop and implement a Habitat Conservation Plan (HCP). The land use plan includes open space areas which could accommodate habitat for local species. Open space and/or preserve areas will be designed in collaboration with County staff to optimize the avoidance of habitat resources and to provide connectivity among existing and future preserve areas off-site. The Project will develop Resource Management Principles to implement the policies and requirements of the HCP.

Sacramento Metropolitan Air Quality Management District's (AQMD) State Implementation Plan

An Air Quality Mitigation Plan (AQMP) and Greenhouse Gas Plan will be prepared for the Plan Area to demonstrate the Project's air quality mitigation and greenhouse gas reduction features. Mitigation Monitoring and Reporting Policies will be identified in the Project EIR.

Sacramento Regional Transit Action Plan

The County of Sacramento General Plan Circulation Map shows Elkhorn Boulevard as a post 2030 Transit Corridor and the Sacramento Regional Transit, Transit Action Plan identifies Elkhorn Boulevard as a "High Frequency Corridor"; no planned light rail or Bus Rapid Transit (BRT)/Hi-Bus routes corridors are shown within with the limits of the Plan Area in either document. **Transit service is expected to be extended from nearby transit routes to serve the Plan Area in the future.** Bus/shuttle systems servicing planned transit stops in the Project could connect to RT bus stops or the light rail system planned nearby in the Greenbriar project, which connects the downtown Sacramento area to the Sacramento International Airport.

PC-10. Consideration of Jobs-Housing Balance

Required: Inclusion of a discussion/analysis of the proposed UPA expansion/Master Plan's jobs-housing balance. Master Plans should provide an internal jobs-housing balance and/or improve the jobs housing balance within the project's vicinity.

The Plan Area identifies commercial, office, and mixed-use overlay land designations in commercial and neighborhood nodes, and are situated along project roadways and at key intersections. The commercial areas would accommodate sub-regional, community and neighborhood-serving uses.

Internal Jobs/Housing Balance

The Plan Area internal jobs/housing ratio is 1.76 jobs per household (36,003 jobs/20,477 units). Employment-generating land uses within the Plan Area will accommodate approximately **36,003 jobs**, as shown below.

Table 10- Project Employment Estimates

Land Uses	Net Acres	Employees/Acre	Jobs/EEs
Commercial Uses (mix of one and two story)	633.0 Acres	50 Employees/Acre	31,649
Public/Quasi-Public	217.7 Acres	20 Employees/Acre	4,354
Estimate of Employees			36,003

Source: SACOG Blueprint PLACE Type Menu employment generators.

External Jobs/Housing Balance

The Plan Area is within five miles of approximately 58,302 existing and planned jobs (SACOG 2008).

The City of Sacramento boasts the region's highest jobs/housing ratio, as shown below. Housing growth in the City of Sacramento and in unincorporated Sacramento County is projected to move the jobs/housing ratio toward balance.

Table 11- Jobs/Housing Ratio in Sacramento Region

	2005	2035
Sacramento Region	1.24	1.15
Sacramento County	1.34	1.21
City of Sacramento	2.00	1.70

Source: SACOG, MTP 2035, DEIR

D.4. Basis for Board Findings for UPA Expansion–LU-120-Criteria Based (CB) Approach (Alternative #1)

Policy LU-120: As discussed previously, GP Policy LU-120 mandates that the County shall only consider approval of a proposed UPA expansion and/or Master Plan outside of the existing UPA if the Board finds that the proposed project is planned and will be built in a manner that:

1. meets all of the requirements per PC-1 through PC-10 (as summarized in **Table 9– Performance Criteria (PC) Summary**), and;
2. meets ONE of two alternative performance metrics:
 - a. **Alternative #1- Criteria-Based** (as discussed in **Table 12 – Criteria-Based (CB) Approach (Alternative #1 Summary)** or;
 - b. **Alternative #2 - VMT/ Greenhouse Gas Emissions Reduction Metric** (this method not utilized in this analysis).

This sub-section discusses the Criteria-Based (CB) Approach (Alternative #1) requirements specifically (Item 2a above) and addresses how the proposed Project meet these requirements. Item 1 was previously addressed in detail in sub-section D.3 of this document.

To satisfy this alternative, the Board must find that the proposed project is planned and will be built in a manner that:

- meets all of the requirements per the criteria above (PC I-10) and;
- qualifies for a minimum of 18 points (out of a possible 24) per the criteria below

The Project achieves 19 points out of a possible 24 points in the following analysis of CB-1 through CB-5, as shown below.

Table 12- Criteria-Based (CB) Approach (Alternative #1) Summary Table

Alternative #1 - Criteria Based				
	criteria	strategy	possible	project
CB-1	Minimum Net Density	Project achieves "double net" density of 8.25 du/ac (excludes VLDR; includes units in commercial land use)	5	3
CB-2	Proximity of Residential Units to Amenities	99% of units within 1 mile of 4 amenity categories. (parks, schools, commercial & civic uses)	4	4
CB-3	Mixed-Use	Project proposes 8% of developable land zoned for mixed-use (horizontal or vertical)	4	2
CB-4	Transit	95% of units within 1/2 mile of planned transit service.	4	4
		15-minute headways assumed	3	3
CB-5	Proximity to Employment	Project is located within a 5 mile radius of approximately 58,302 jobs	4	3
	total		24	19

CB-1. Minimum Net Density

Required: Minimum density of at least 7 dwelling units per net acre if using "double net" methodology or 9.3 dwelling units per acre if using "triple net" methodology.

Discussion and Definitions

- **Double-Net Density Methodology:** Double net density shall be calculated by considering land area dedicated exclusively to residential and mixed-use residential areas, including land for streets and alleys internal to the residential and mixed use residential areas. All other lands are excluded from this calculation, including streets not internal to the residential or mixed use areas, parks, schools, detention basins, other infrastructure, and services needed to support the development, and non-residential uses such as commercial areas, offices, and open space. This methodology shall be used if the Master Plan does not contain details regarding the location, size and extent of streets internal to residential and mixed use areas.
- **Triple-Net Density Methodology:** Triple net density shall be calculated by considering land area dedicated exclusively to residential and mixed-use residential areas, excluding land for streets and alleys internal to the residential and mixed use residential areas. All other lands are excluded from this calculation, including streets not internal to the residential or mixed use areas, parks, schools, detention basins, other infrastructure, and services needed to support the development, and non-residential uses such as commercial areas, offices, and open space. This methodology may only be used if the Master Plan contains sufficient details regarding the location, size and extent of streets internal to residential and mixed use areas. A graphic representation of this methodology is provided below, with blue shading representing the residential and mixed use areas included in the calculation.
- **Allowable deviations from density calculations:** Certain lands may be excluded from the density calculation to allow for larger lot residential development and/or a transitional zone between urban uses within the USB and rural uses beyond, including:
 - Land within ¼ mile of the USB, OR;
 - Up to 10% of the net residential acreage.
- **Definition of "Dwelling Units":** Dwelling units shall include single family homes, duplex and triplex units, condominium units, townhomes, apartment and multiple-family units, and residential units in mixed-use buildings. Residential units in congregate care facilities and in the residential portion of a university may be counted when calculating a master plan's overall density if the County finds that the Master Plan includes assurances that these units will be built. Each planned accessory unit that is allowed "by right" per the Master Plan's design guidelines, development standards and zoning will be counted as ½ a dwelling unit. If the County finds that the Master Plan includes assurances that planned accessory dwelling units will be built to habitable standards and rented or sold to people outside the family resident in the primary unit, they will be counted as one dwelling unit. Hotel rooms and other similar transient housing will not be considered as dwelling units.

Table 13– CB-1 Minimum Net Density

		Project Points
1. ≥ 8 dwelling units per acre of using "double-net methodology, or ≥ 10.6 dwelling units per acre if using "triple-net" methodology. (* Excludes VLDR and includes units in commercial land uses per methodology.)	3 points	3 points
2. ≥ 9 dwelling units per acre of using "double-net methodology, or ≥ 12 dwelling units per acre if using "triple-net" methodology.	4 points	
3. ≥ 10 dwelling units per acre of using "double-net methodology, or ≥ 13.3 dwelling units per acre if using "triple-net" methodology.	5 points	
Density= $\frac{\text{Net Residential Acreage} - \text{VLDR}}{\text{Total residential Units}}$ = $\frac{2,592.6\text{acres} - 173.1}{20,477 \text{ units} - 519}$		$\frac{2,419.5 \text{ acres}}{19,958 \text{ units}}$ = $\frac{8.25}{\text{Units/Acre}}$

The Project achieves a density of 8.25 dwelling units per acre based on a double-net density calculation and, scores three (3) points for this Criterion. No units in commercial land uses are included (per "Double Net Density Methodology") and no accessory dwelling units are assumed for the density calculation.

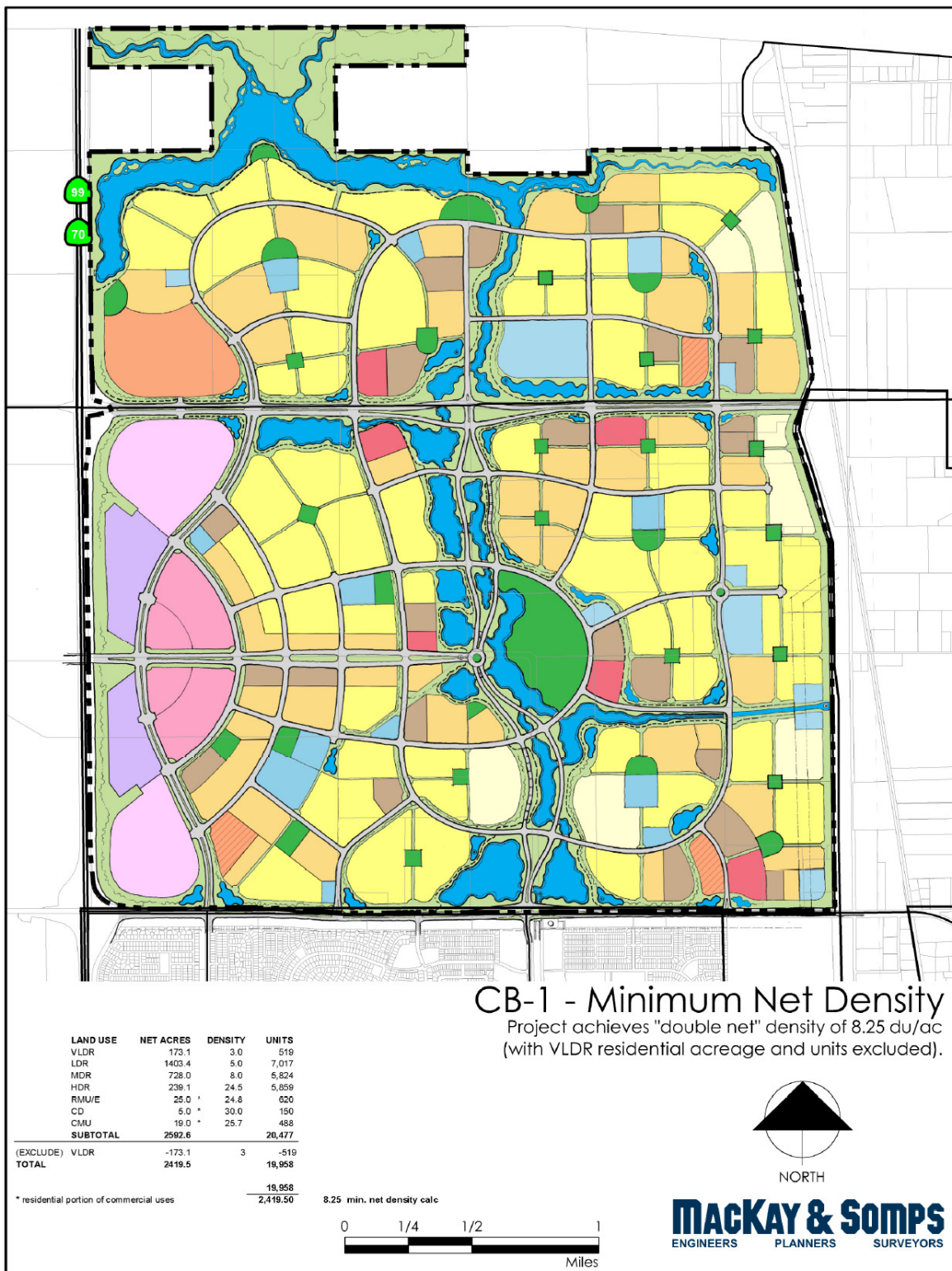


Exhibit 26- CB-1 Minimum Net Density

CB-2. Proximity of Residential Units to Amenities

Required: >80 percent of all residential units located within one (1) mile of at least three (3) of the following existing or planned amenity categories:

- Public elementary, middle, or high school
- Park or recreational facility
- Grocery store, drug store or commercial center
- Office or industrial employment center
- Civic use (e.g. library, post office, community garden, urban farm)
- Preschool, childcare or senior care facility
- Medical offices or facilities

Within the Plan Area, 99% of the residential units are planned within one (1) mile of four (4) planned amenity categories (public school, park/recreational facility, commercial center and civic uses) and scores four (4) points in this Criterion.

Table 14– CB-2 Proximity of Residential Units to Amenities

		Project Points
1. ≥85 percent of all units located within one (1) mile of at least three (3) of the amenity categories.	2 points	
2. ≥90 percent of all units located within one (1) mile of at least three (3) of the amenity categories.	3 points	
3. ≥90 percent of all units located within one (1) mile of at least four (4) of the amenity categories.	4 points	4 points

Table 15– CB-2 Percentage of Residential Units within One (1) Mile of Amenities

Land Use	Percentage of Units Within One (1) Mile of Amenity
Public School	100%
Park/Recreational Facility	100%
Commercial Center	99%
Civic Uses	99%



Exhibit 27-CB-2 Proximity of Residential Units to Public Schools

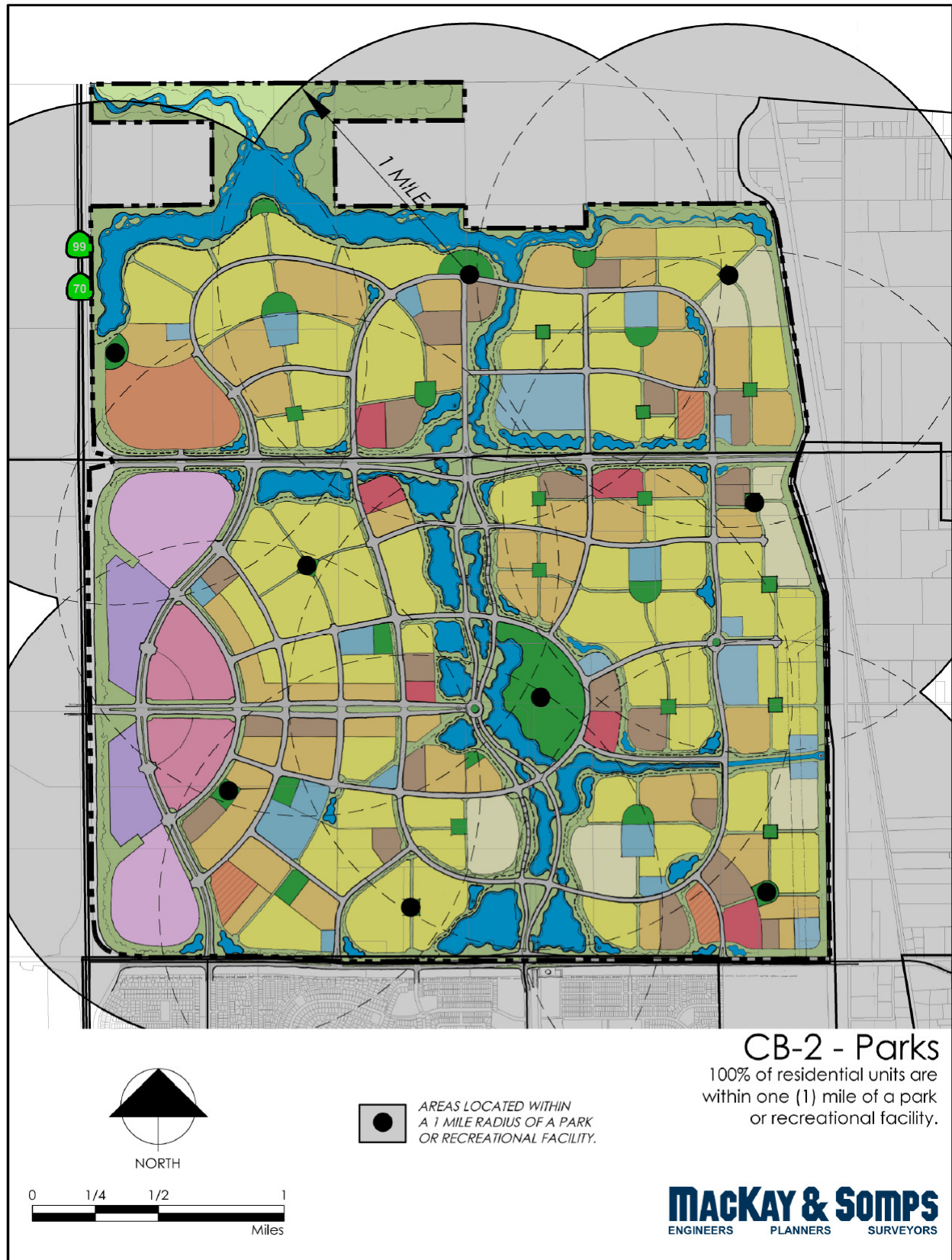


Exhibit 28-CB-2 Proximity of Residential Units to Parks

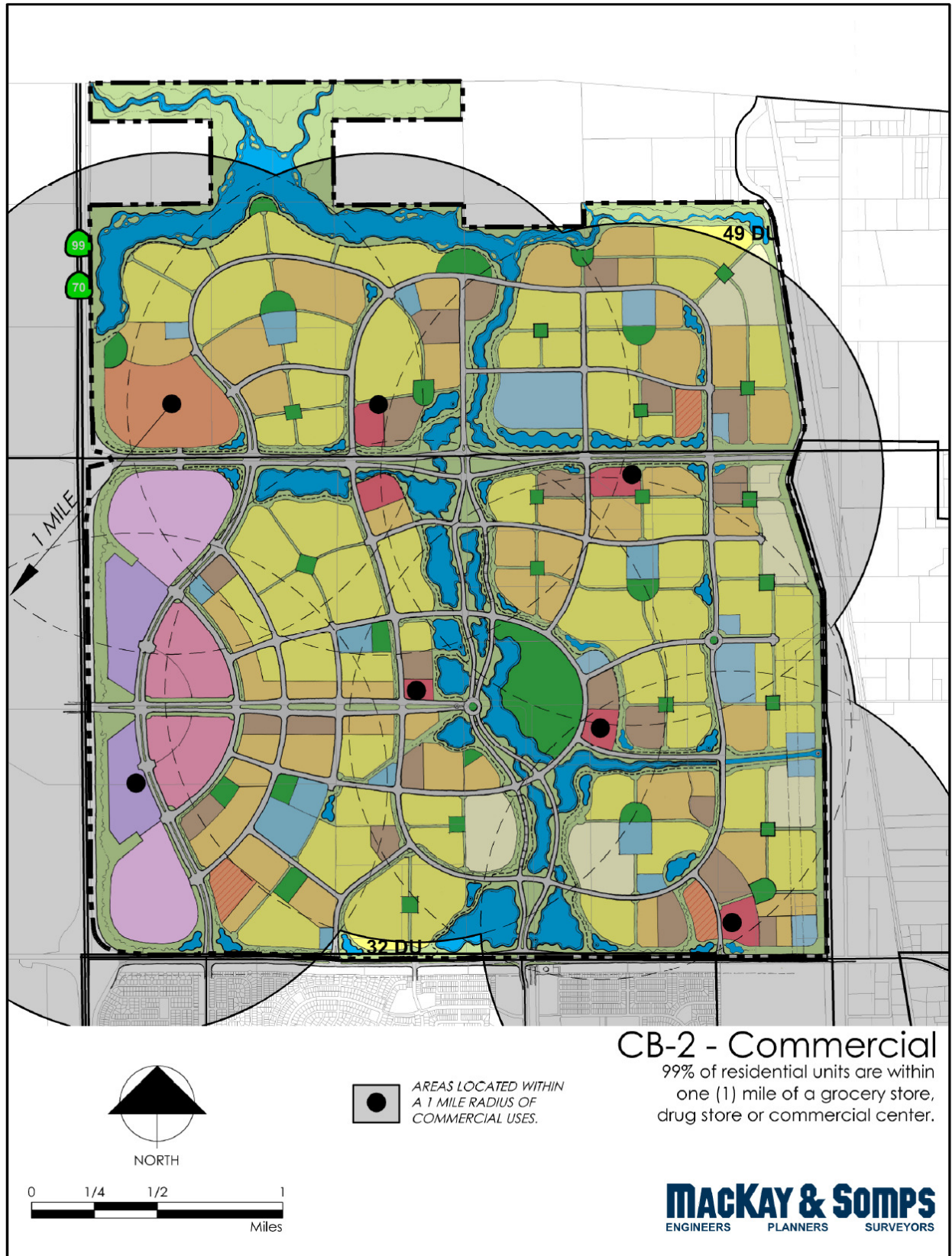


Exhibit 29-CB-2 Proximity of Residential Units to Commercial

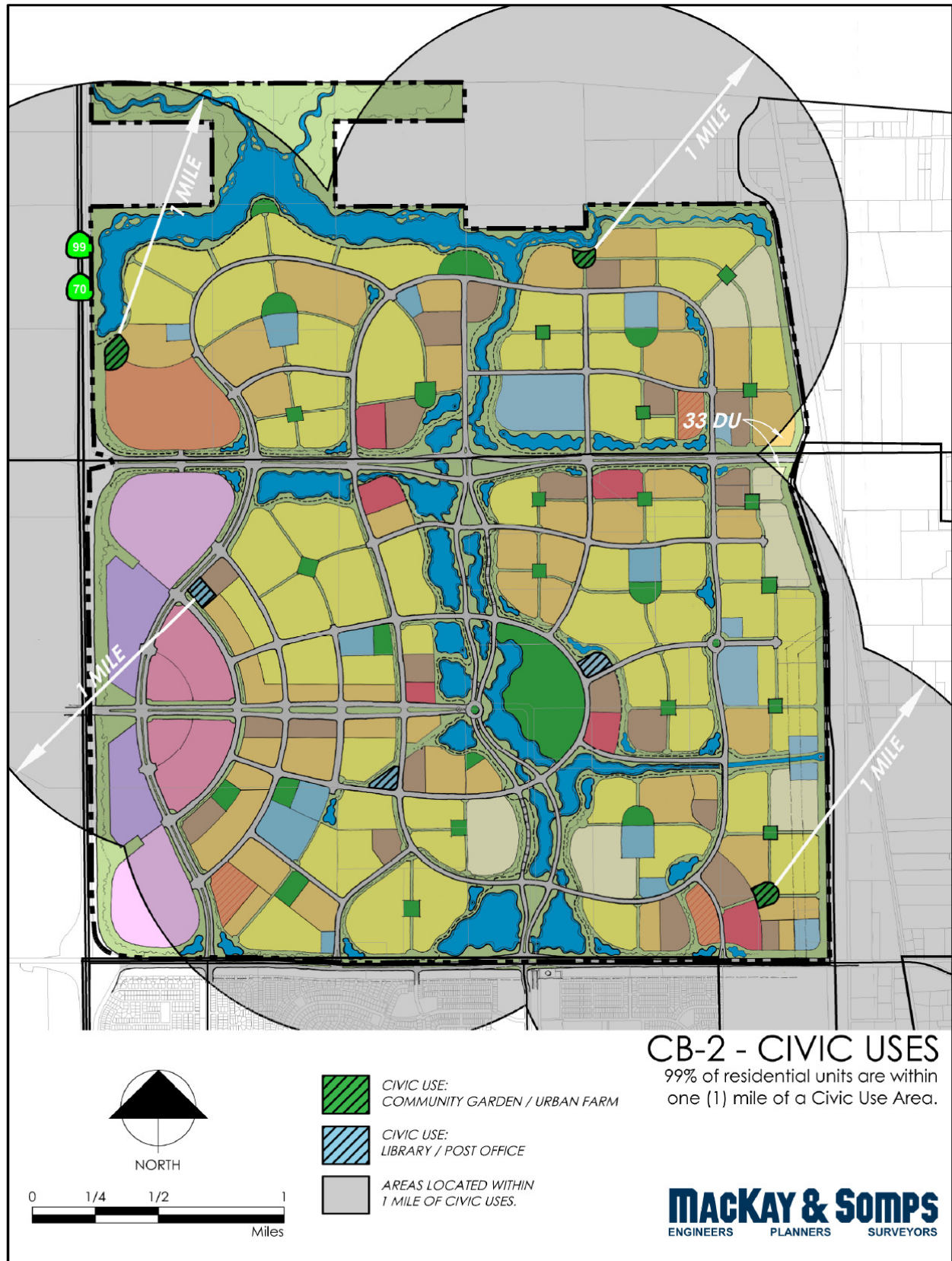


Exhibit 30-CB-2 Proximity of Residential Units to Civic Uses

CB-3. Mixed-Use

Required: Include a mixed-use designation, overlay, and/or zoning category that allows vertical mixed-use by right, provides uninterrupted pedestrian connections, and prohibits barriers between different uses.

As described in the County of Sacramento General Plan, Land use Element, Mixed-use is defined as “residential uses and at least one or more different use integrated vertically and/or horizontally in conformance with a coherent plan with significant functional, aesthetic, and physical integration of project components including, but not limited to, pedestrian and vehicle circulation, jointly accessible common areas and shared parking, and shared architectural, landscaping, lighting and signage themes.” Mixed-use zoning allows vertical mixed-use by right, encourages pedestrian connections between buildings, and prohibits barriers between different uses.

One of the requested application entitlements for the Project is a General Plan Amendment to create a new General Plan designation known as “Mixed-Use” which will allow a mix of uses (i.e. attached residential uses, office, commercial, and civic uses).

Additionally, the Plan Area will include commercial mixed-use designations with permitted and conditionally-permitted uses (and may consider residential mixed-use designations as well) and Design Guidelines and Development Standards for the mixed-use sites. The mixed-use designations will allow both vertical and horizontal mixed-use and will define required pedestrian connections.

The Project proposes 283.3 acres (8% of the Project's 3,577.8 developable acres) within vertically and/or horizontally integrated mixed-use land use and scores two (2) points for this Criterion.

Table 16– CB-3 Mixed Use

		Project Points
1. At least 5 percent (5%) of Project's developable land zoned mixed-use (horizontal or vertical).	2 points	2 points
2. At least 10 percent (10%) of Project's developable land zoned mixed-use (horizontal or vertical).	3 points	
3. At least 15 (15%) percent of a Project's developable land zoned mixed-use (horizontal or vertical) or assurances that at least 5 percent of the residential units will be located and built within vertically integrated mixed use buildings.	4 points	

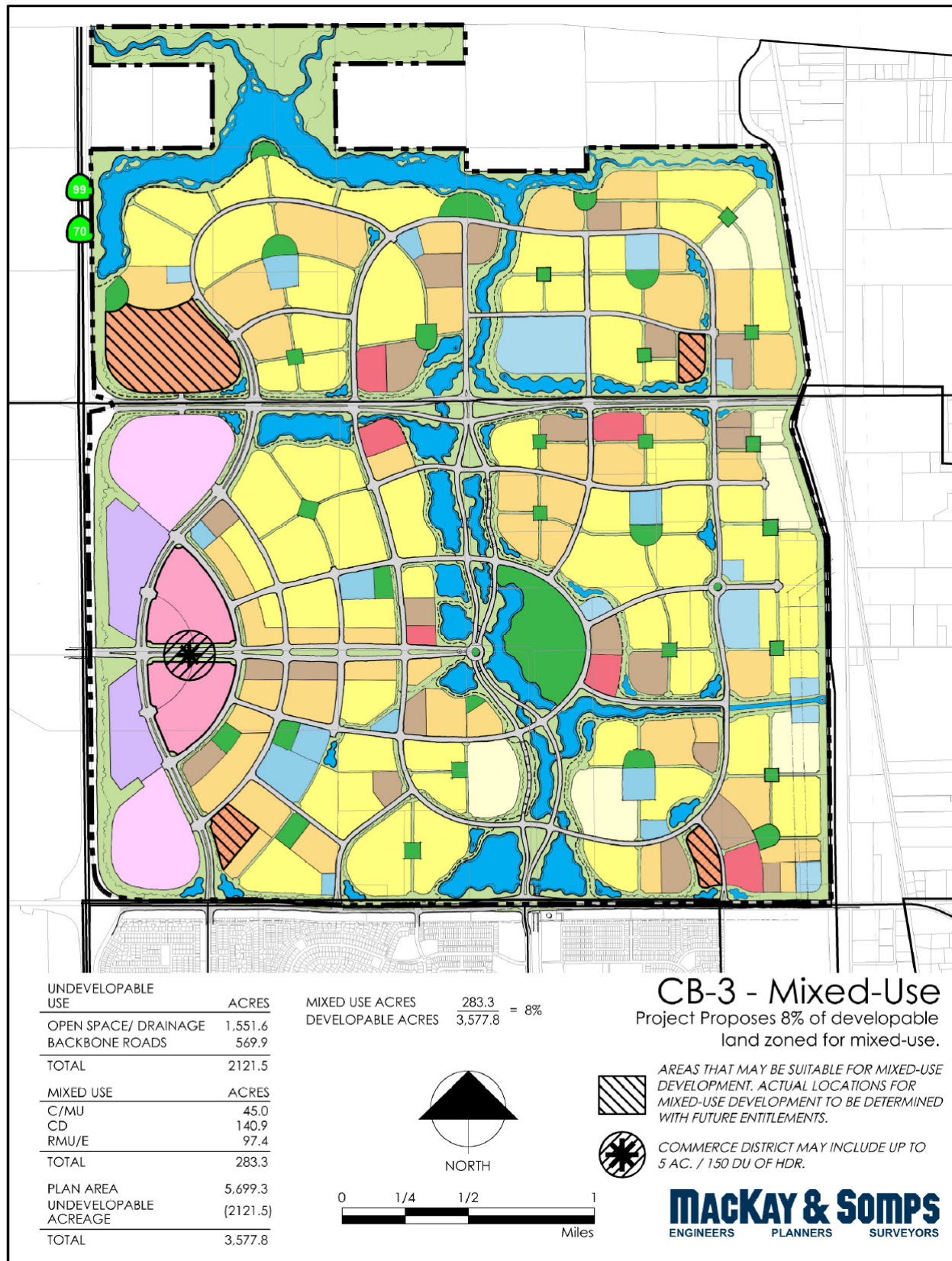


Exhibit 31-CB-3 Mixed-Use

CB-4. Transit

Required: ≥65 percent of all residential units located within one-half mile of existing or planned transit service, which consists of light rail, streetcars, buses, vanpools and/or shuttles that connect with regional public transit service.

As described in the County of Sacramento General Plan, Land Use Element, “Planned transit service shall be defined as service identified in SACOG’s Metropolitan Transportation Plan (MTP), Regional Transit’s (RT) Short Range Transit Plan (SRTP), and/or service to be provided as part of the Master Plan and funded via a secure financial mechanism (example: CSA 10; North Natomas TMA/developer fees). The MTP has a 20+ year planning horizon and is updated every four years; the SRTP has a 10-year planning horizon and is updated every year. Both the MTP and SRTP must be “financially constrained” in that only those transportation projects and programs for which funding is reasonably expected to be available may be included in the plan. Therefore, there is a high likelihood that transit service identified in these plans will ultimately be provided. Service to be provided as part of a Master Plan and funded via a secure financial mechanism would provide similar assurances that identified service will ultimately be provided.

In contrast, transit service envisioned in RT’s long-range Transit Action Plan cannot be implemented until a significant new revenue source is secured, making such service far more speculative. For example, a new ½ cent sales tax increase would only partially fund transit service envisioned in the Transit Action Plan. Therefore, service(s) identified in the Transit Action Plan and similar visioning documents will not be considered “planned transit service” for purposes of determining consistency with this criterion.”

The Project provides 95% of residential units within a half-mile of planned transit service and scores four (4) points for “Proximity to Transit Service” Criterion. Additionally, fifteen (15) minute headways are assumed for transit service therefore the Project scores three (3) points for “Headways of Transit Service” Criterion.

Table 17– CB-4 Transit

		Project Points
Proximity		
1. ≥70 percent of residential units located within ½ mile of existing or planned transit service.	2 points	
2. ≥75 percent of residential units located within ½ mile of existing or planned transit service.	3 points	
3. ≥80 percent of residential units located within ½ mile of existing or planned transit service.	4 points	4 points
Headways		
1. Transit service with headways of 60 minutes or less during peak hours (Monday through Friday from 7-9 am and 4-6 pm)	1 points	
2. Transit service with headways of 30 minutes or less during peak hours (Monday through Friday from 7-9 am and 4-6 pm)	2 points	
3. Transit service with headways of 15 minutes or less during peak hours (Monday through Friday from 7-9 am and 4-6 pm)	3 points	3 points

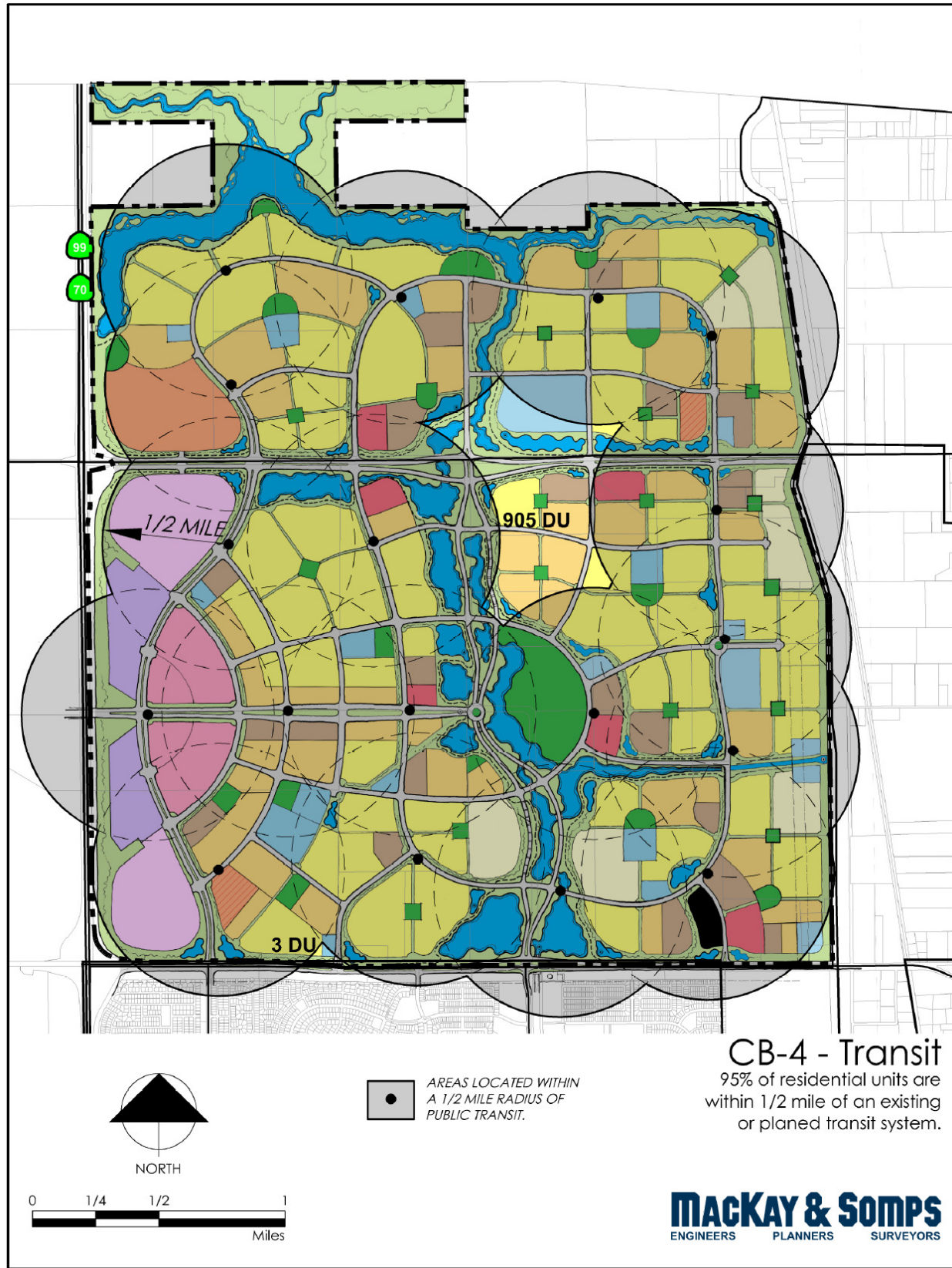


Exhibit 32-CB-4 Transit

CB-5. Proximity to Employment

Required: Analysis of existing employment/jobs within a five-mile radius of the proposed UPA Expansion/Master Plan boundary.

The Plan Area is located within a five (5) mile radius of 47,777 existing jobs with an additional 10,525 jobs projected between 2008 and 2020 (SACOG, 2008) which totals 58,302 existing and planned jobs. Additionally, 36,300 jobs were approved in the Metro AirPark SPA and 67,360 jobs were approved in the Sutter Pointe Specific Plan, also located within a five (5) mile radius of the proposed Project. During the estimated 20-year build-out of the Project, we assume that Metro AirPark will build-out at 75% (27,225 jobs) and Sutter Pointe will build-out 25% (16,840 jobs) bringing the total employment within a five-mile radius of the Project to an expected 102,367 jobs.

Lastly, the Project as proposed will generate approximately 36,003 which will further add to the employment in the region.

The Plan Area is within a five (5) mile radius of 58,302 existing jobs and scores three (3) points for this Criterion.

Table 18– CB-5 Proximity to Employment

		Project Points
1. ≤50,000 existing employees/jobs within a 5 mile radius of the proposed project.	2 points	
2. Between 50,000-100,000 existing employees/jobs within a 5-mile radius of the proposed	3 points	3 points
3. ≥100,000 existing employees/jobs within a 5 mile radius of the proposed project.	4 points	

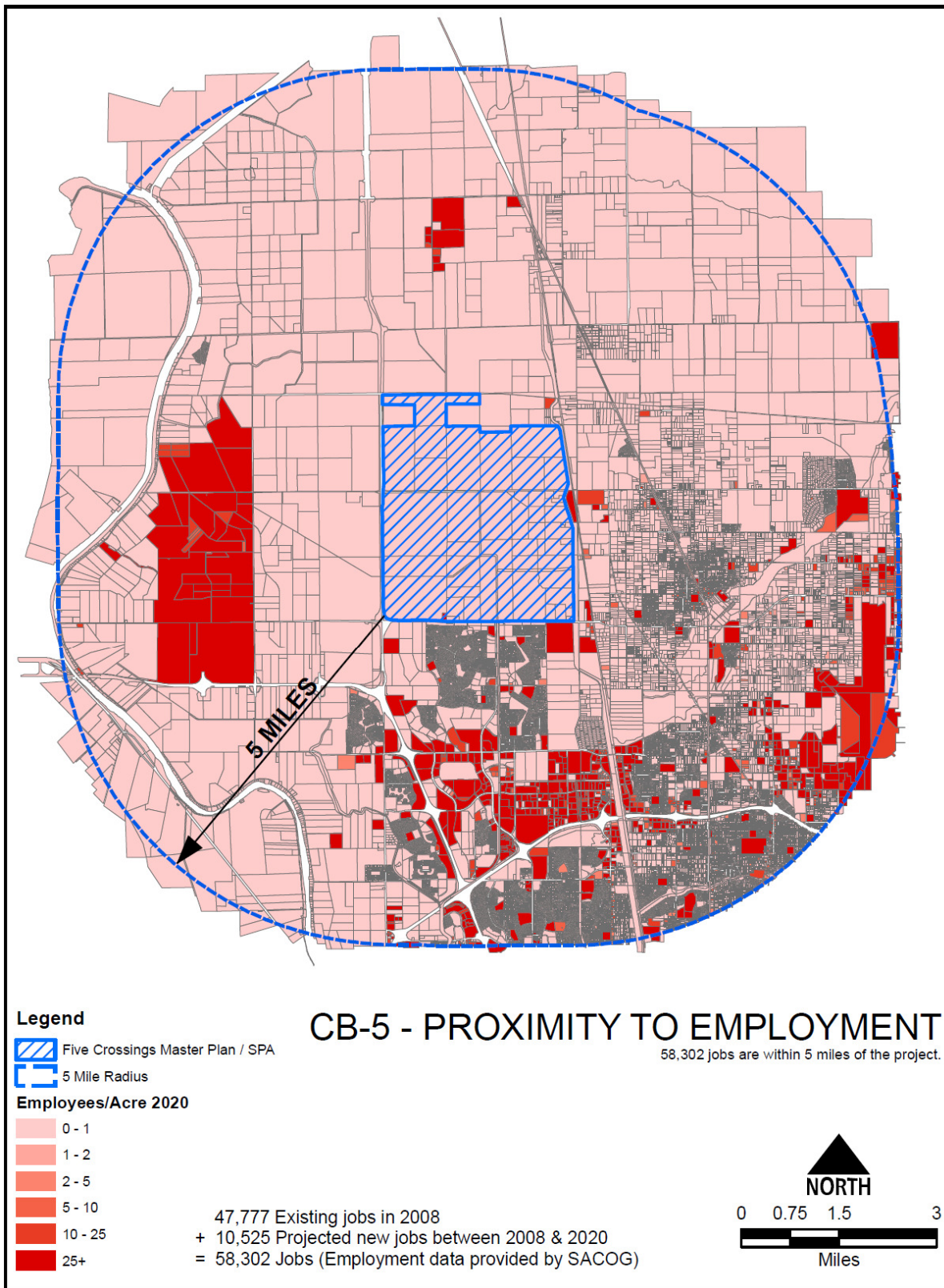


Exhibit 33-CB-5 Proximity to Employment